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11 Blakeholme Court  
Burton On Trent  
Staffordshire  
DE14 2QJ

Per Month  
£1,200 Per Month

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SCARGILL  
MANN & CO  
EST. 1995

## GENERAL INFORMATION

A recently constructed and well positioned three bedroom semi detached house occupying pleasant location overlooking attractive green. Constructed by Morris Homes to a good specification, the property is well maintained and very well presented throughout. Upvc double glazed and gas centrally heated comprising; entrance hall, fitted guest cloakroom, living room, dining kitchen. First floor landing leads to master bedroom with en suite shower room, two further bedrooms and well appointed bathroom.

Outside to the side of the property is an attractive walled lawned garden. A pedestrian gate gives access to the nearby driveway and garage.

## LOCATION

The property is located on the outskirts of Burton upon Trent and thus offers ease of access to a complete range of services in Burton including leisure activities, schooling, retail outlets and train station.

## ACCOMMODATION

### ON THE GROUND FLOOR

#### PANELLED GLAZED ENTRANCE DOOR

With sealed unit double glazed insets provides access to;

#### SPACIOUS ENTRANCE HALL

With central heating radiator, telephone point, staircase to first floor with under stairs storage cupboard, upvc double glazed window to front, panelled door to;

#### FITTED GUEST CLOAKROOM

With a white suite comprising low flush WC, corner wash hand basin with tiled surrounds, central heating radiator, extractor fan.

#### LIVING ROOM

4.8m x 3.72m (15'8" x 12'2")

With two central heating radiators, TV and telephone points, two upvc double glazed windows to side overlooking pleasant area over open green, one to front.

#### DINING KITCHEN

4.8m x 2.79m (15'8" x 9'1")

Comprising;







#### GOOD SIZED DINING AREA

Having central heating radiator, upvc double glazed window to front, matching French doors to garden.

#### KITCHEN AREA

With a u-shaped wood block effect preparation surface having tiled surrounds, inset one and a quarter stainless steel sink unit with mixer tap, a range of fitted base units with cupboard and drawer fronts, complementary range of wall mounted cupboards including china display cabinets, inset four plate gas hob with extractor hood over, built in electric oven and grill beneath, appliances include fridge freezer, washing machine, wall mounted gas boiler, recessed ceiling spot lighting, extractor fan, upvc double glazed window to side overlooking the garden.

#### TO THE FIRST FLOOR

#### SEMI-GALLERIED LANDING

With feature painted wooden balustrade, central heating radiator, access to loft space, panelled door to storage cupboard, further door to;

#### MASTER BEDROOM

3.86m (narrowing to) 2.77m x 3.78m (narrowing to) (12'7" (narrowing to) 9'1" x 12'4" (narrowing to))

With central heating radiator, TV point, two upvc double glazed windows one to side and one to front, panelled door to

#### EN-SUITE SHOWER ROOM

Being part tiled with a white suite comprising low flush WC, pedestal wash hand basin with shower cubicle, having integrated shower, central heating radiator, recessed ceiling spotlighting, extractor fan, panelled door to storage cupboard, upvc double glazed window to front.

#### BEDROOM TWO

2.86m x 2.64m (9'4" x 8'7")

With central heating radiator, upvc double glazed window to front.

#### BEDROOM THREE

2.76m x 1.95m (9'0" x 6'4")

With central heating radiator, upvc double glazed window to front.

#### WELL-APPOINTED BATHROOM

Being partly tiled with a white suite comprising low flush WC, pedestal wash hand basin, panelled bath, central heating radiator, recessed ceiling spotlighting, extractor fan, upvc double glazed window to side.

#### OUTSIDE & GARDENS

To the side of the property is a pleasant walled garden incorporating lawn.

There is a driveway and garage located a short walk from the rear of the property.

#### DIRECTIONAL NOTE

The approach from our Burton office is to proceed north along Guild Street, turn left into Horninglow Street which becomes Horninglow Road. Eventually turn left onto Dallow Street then right into Blakeholme Court where the property will be located on the left hand side in front of the pleasant open green.

#### SPECIFIC REQUIREMENTS

The property is to be let on a unfurnished basis. No smokers. Available Now.

#### PROPERTY RESERVATION FEE

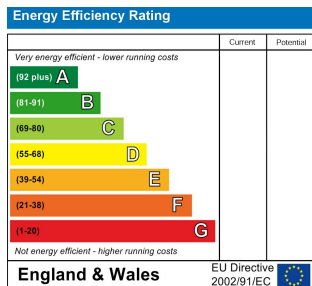
One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in.

#### DEPOSIT

5 Weeks Rent.

#### VIEWING

By prior appointment through Scargill Mann and Co 01332 206620.



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