

SCARGILL
MANN & CO

EST. 1995



22 Magdalene Drive

Mickleover, Derby, DE3 9DH

£1,575 Per Month



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GENERAL INFORMATION

AVAILABLE NOW is a beautifully presented modern four-bedroom property in the popular area of Mickleover, within walking distance of the Royal Derby Hospital.

The property in brief; comprises of a spacious lounge with direct access to the rear garden, downstairs WC and Study. The kitchen is fully fitted with wall and base units, integrated Oven and Hob. Space is available for further appliances. Utility room with space for a washer dryer. To the first floor are four bedrooms, one with an en suite and a family bathroom.

To the rear is a well maintained lawned garden with direct access to the garage.

LOCATION

The property is in the popular area of Mickleover with Excellent links to the A50/A38 and within close proximity to Derby city centre and walking distance to Derby Royal hospital.

ACCOMMODATION

ON THE GROUND FLOOR

HALLWAY

10'0" x 9'7" (3.07m x 2.94m)

Access through composite door to spacious entrance hall with carpet.

WC

Downstairs bathroom complete with low level toilet and hand basin.

LOUNGE

17'10" x 11'3" (5.45m x 3.44m)

Spacious lounge with carpet, gas central heating, neutral décor. Patio doors lead directly onto rear garden.

STUDY

8'10" x 8'9" (2.70m x 2.67m)

Complete with carpet, central heating radiator and neutral décor.

KITCHEN/BREAKFAST ROOM

Tiled flooring and neutral décor, full range of base cupboards with work surfaces over, tiled surrounds, inset induction hob with extractor fan above, built-in double electric oven, complimentary wall mounted cupboards, stainless steel sink unit with mixer taps over, Space for a washing machine and fridge & freezer.

TO THE FIRST FLOOR

BEDROOM ONE

Spacious double bedroom having double glazed window to the front elevation and radiator and neutral décor.

EN-SUITE

Off the main bedroom, complete with enclosed shower cubicle, low level WC and pedestal wash basin.

BATHROOM

Having a paneled bath with shower over, wash hand basin, radiator and double glazed frosted window to the rear elevation.

Tel: 01332 206620

BEDROOM TWO

Double bedroom having double glazed window to the rear elevation and radiator.

BEDROOM THREE

Having double glazed window to the front elevation and radiator.

BEDROOM FOUR

Single Bedroom with carpet and neutral décor.

OUTSIDE & GARDENS

Well maintained lawned garden with fruit trees. Direct access to the garage, to the right of the property is a tarmacked drive with space for two cars and garage.

SPECIFIC REQUIREMENTS

The property is let unfurnished. No Smokers. Available from 4th September 2026.

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.

ADDITIONAL INFORMATION

Rent: £1,575 pcm

Holding Deposit: £363 (1 Week taken on application)

Security Deposit: £1,817 (5 Weeks)

Council Tax Band: E – Derby City

Electricity supply: MAINS –

Gas Supply: Mains

Water supply: MAINS - Severn Trent

Sewerage: MAINS

Heating: Gas Central Heating

Broadband type: BT Openreach & Virgin Media, please check Ofcom website.

VIEWING

Strictly by appointment through Scargill Mann & Co 01332 206620.



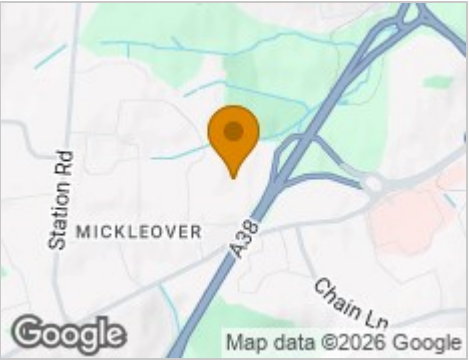
Road Map



Hybrid Map



Terrain Map



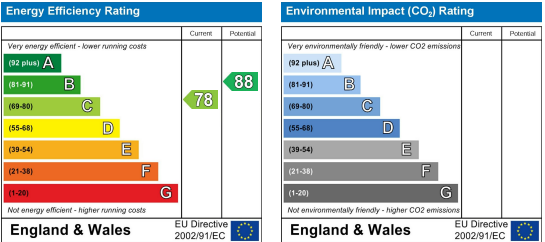
Floor Plan



Viewing

Please contact our Scargill Mann & Co Residential Lettings Office on 01332 206620 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.