5 Melton Avenue
Littleover
Derby
Derbyshire
DE23 1FY

Per Month
£1,200 Per Month

- Three bedrooms
- Large private garden
- Garage
- LET & MANAGED BY SCARGILL MANN & CO

SCARGILL MANN & CO
EST. 1995

GENERAL INFORMATION
Traditionally styled three bedroom semi detached property, which has recently been upgraded to provide easy to manage and comfortable accommodation, offering the benefits of gas central heating and double glazing.

The property is within walking distance of a full range of local schools, shops and regular bus services to Derby City centre.

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An internal inspection will reveal enclosed porch, good sized entrance hall, lounge to the rear with feature fireplace incorporating gas fire, dining room, fitted kitchen, separate utility room with access to the rear garden, three bedrooms to the first floor and a family bathroom.

Low maintenance garden to the rear and an attached garage and driveway to the front of the property.

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE PORCH
UPVC door to front providing access to:

ENTRANCE HALL
Oak blocked flooring, useful understairs storage cupboard and stairs leading to the first floor.

LOUNGE TO REAR
11' x 11'
With decorative feature fireplace incorporating gas fire, French door with glazed side screens, picture rail and radiator.

DINING ROOM FRONT
11' x 11'
Brick feature fireplace hearth and mantel, picture rail, radiator and bay window to the front.

FITTED KITCHEN
7' x 7'
Inset sink unit and base cupboard under with a range of base and drawer units with surfaces over, tiled surrounds, complimentary wall mounted cupboards, inset gas hob with extractor hood over, built in electric oven and grill, tiled flooring and door to the rear.

UTILITY ROOM
2.91m x 2m
Plumbing for automatic washing machine, tumble dryer point, gas cooker, extractor and door to the rear.

ON THE FIRST FLOOR

LANDING

BEDROOM ONE
11' x 11'
Radiator and laminated flooring.

BEDROOM TWO
11' x 11'
Radiator and laminated flooring.

BEDROOM THREE
Radiator and laminated flooring.

FAMILY BATHROOM
Low level w.c., pedestal wash hand basin, panel bath with full tiled surrounds, built in airing cupboard and radiator.

OUTSIDE
To the rear of the property there is a delightful low maintenance garden with raised patio, feature ornamental rockery and lower level lawns.

There is off road car parking to the front of the property leading to:

ATTACHED GARAGE
2.25m x 4.9m
Power, lighting and up and over door.

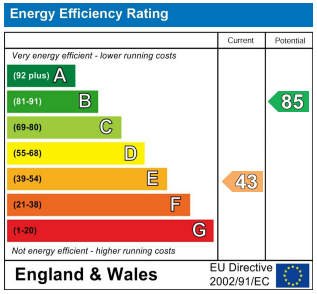
DIRECTIONAL NOTE
From Derby proceed along the Burton Road A38 travelling through Littleover to the island by Derby High School then turn left in to Hillsway. At the T junction turn right in to The Hollow, which becomes Blagreaves Lane. After one mile turn left into Kegworth Avenue and at the T junction turn right in to Melton Avenue and the property will be located on the right hand side identified by our to let board.

SPECIFIC REQUIREMENTS
The property is to be let unfurnished. No smokers. Available from 5th December 2025.

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 appointment through Scargill Mann & Co on 01332 206620.



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