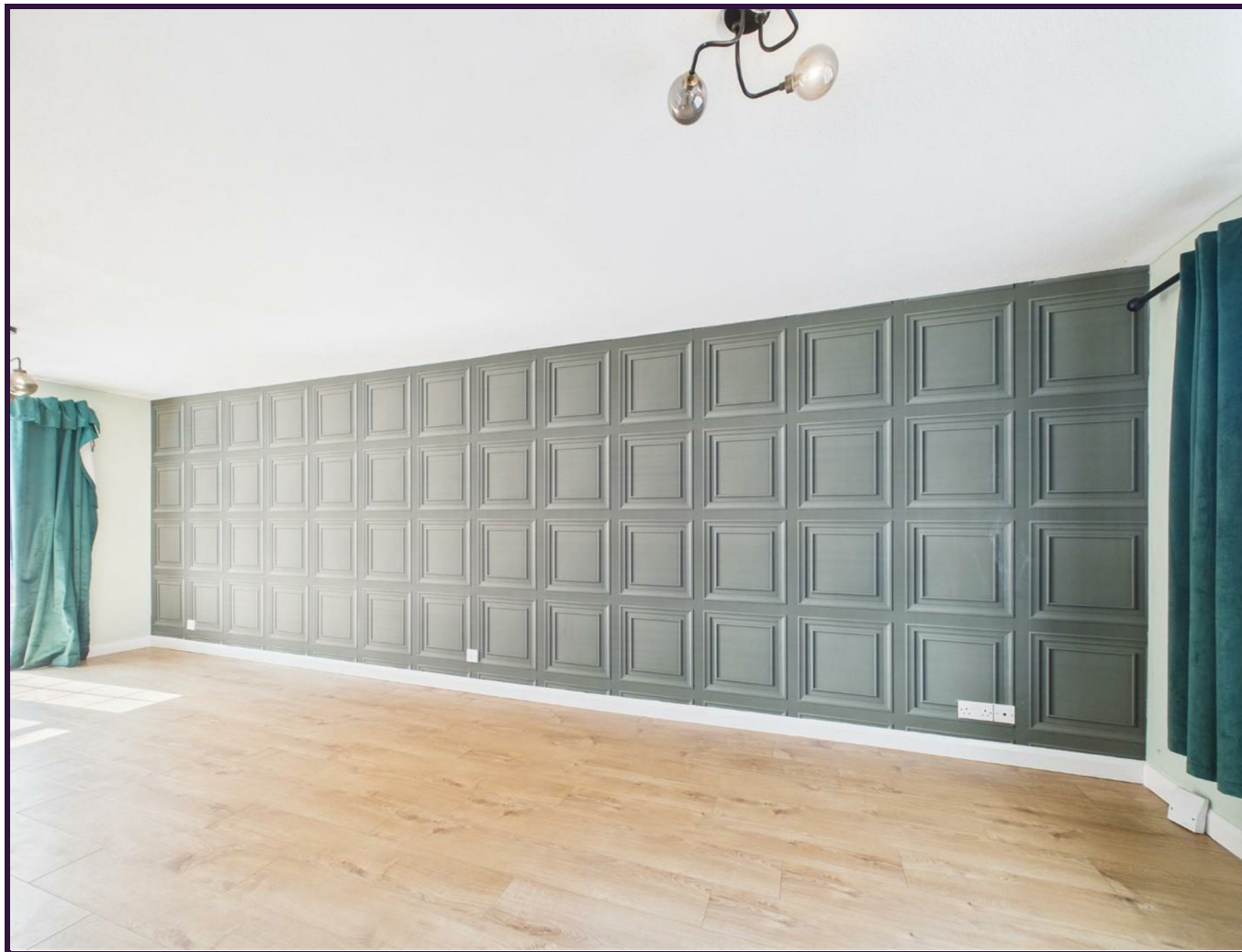
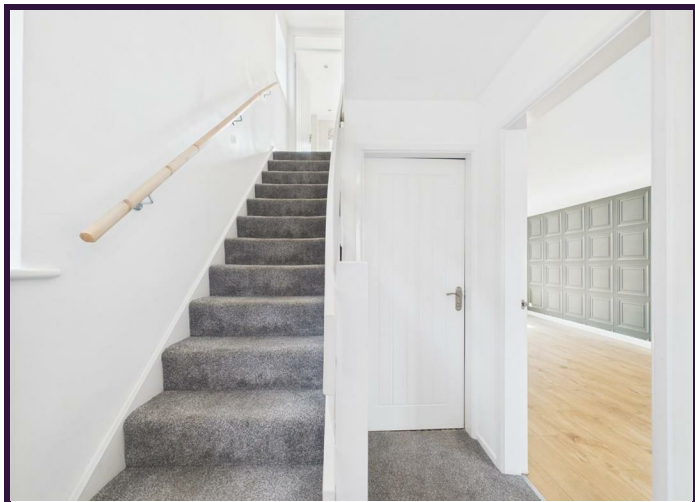




GRANT'S
OF DERBYSHIRE

19 Denver Road, Mickleover, Derby DE3 0PS
£1,300 Per Calendar Month

We are delighted to offer this three bedroom detached family home which is available To Let. This home benefits from gas central heating, uPVC double glazing, has recently been redecorated and is extremely well presented throughout. The accommodation comprises; entrance hall, guest's cloakroom, a lounge/diner and a modern kitchen. Upstairs there are three bedrooms and a family bathroom. Outside there is a block paved driveway to the front providing off street parking for three vehicles. To the rear is a lawned garden with patio and a garage for storage. Viewing Highly Recommended. Virtual Tour Available. Employed Only, strictly non-smokers and sorry, no pets.



Ground Floor

The property is accessed via the front driveway where the part glazed uPVC composite door opens into the

Entrance Hallway 7'2" x 5'9" (2.19 x 1.77)

Neutrally redecorated with side aspect uPVC double glazed window. The door straight ahead leads into the

Guest's Cloakroom & WC 5'10" x 3'5" (1.8 x 1.05)

With a patterned ceramic tile floor and a modern two piece suite comprising of a pedestal sink and a low flush WC. Side aspect uPVC double glazed window and there is a recess under the stairs for storage.

Lounge / Diner 15'1" x 11'0" max (47.27 x 3.36 max)

With a wood laminate floor and bay fronted uPVC double glazed window to the front aspect. Matching uPVC French doors open to the rear garden and patio. Folding doors lead through to the

Kitchen 9'6" x 8'3" (2.92 x 2.54)

With a ceramic tiled floor and fitted with a modern range of matching wall, base and drawer units with a wood block effect worktop over and inset stainless steel sink. Integrated appliances include an

electric oven and gas hob with extractor hood over. There is space and plumbing for a washing machine. A door to the side leads out to the side pathway.

First Floor

On arrival at the first floor landing we find a built in airing cupboard. The first door straight ahead leads into the

Family Bathroom 8'5" x 6'5" max (2.58 x 1.96 max)

Fully tiled and with a traditional white suite comprising; panelled bath with electric shower over, a pedestal sink and a low flush WC. There is an obscure glass uPVC double glazed window to the rear aspect.

Bedroom One 12'5" x 11'0" (3.81 x 3.36)

The principal bedroom with rear aspect uPVC double glazed window overlooking the rear garden.

Bedroom Two 11'1" x 8'9" (3.4 x 2.69)

Another double bedroom with front aspect uPVC double glazed window.

Bedroom Three 8'2" x 6'7" (2.5 x 2.02)

With laminate flooring and a built in cabin bed with storage cupboard beneath. Front aspect uPVC double glazed window.

Outside

To the front of the property there is a block paved driveway providing off street parking for three vehicles. The block paving continues down the side of the home via a wrought iron gate and electric car power charger. There is a garage at the bottom of the driveway. A wooden gate to the side leads into the garden which is mainly laid to lawn but has a patio and decked seating area.

Council Tax Information

We are informed by Derby City Council that this home falls within Council Tax Band C which is currently £1952 per annum.







Floor 0



Floor 1

Approximate total area⁽¹⁾

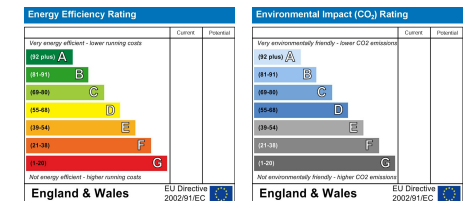
72.3 m²
779 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.



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