



GRANT'S
OF DERBYSHIRE

Crich Lane, Belper DE56 1EN
£725 Per Calendar Month

Grant's of Derbyshire are pleased to offer this well presented, two bedroomed furnished cottage located in this sought after area of Belper. The property comprises of sitting room with logburner, fitted kitchen with appliances and ground floor bathroom with bath and shower. To the first floor there are two bedrooms. Gas central heating throughout. Lawned garden to front, enclosed courtyard to rear. Available December 2025.

Ground Floor

The newly fitted front door opens into an

Entrance Porch 4'1" x 3'8" (1.24 x 1.12)

With fitted cupboards housing the washing machine and central heating boiler. Door through to

Sitting Room 12'1" x 12'1" (3.68 x 3.68)

A cosy room with original stone fireplace and logburner. View over the front garden. Doors off to kitchen and

Hallway 9'1" x 2'8" (2.77 x 0.81)

With a good sized under stairs store room. A rear door leads out to the courtyard, and another goes to the

Bathroom

With white suite comprising toilet, pedestal basin and bath with mixer shower over and glass screen. An unusual feature of this room is the original stone fireplace with inset cast iron radiator.

Kitchen 11'3" x 4'5" (3.43 x 1.35)

With cottage style cupboards, solid wood worktops and white butlers sink. Fridge freezer, microwave, electric oven and hob with extractor hood. Wall mounted plate rack and shelving.

First Floor

From the rear hall, stairs rise up to a small landing with doors off to two bedrooms.

Bedroom One 12'2" x 12'2" (3.71 x 3.71)

A good sized double room with original stone fireplace, and views towards Belper. Built in storage cupboard.

Bedroom Two 8'8" x 7'8" (2.64 x 2.34)

A single room or study which looks over the rear of the property.

Outside

To the front of the cottage is a lawned garden, please note that part of this garden is shared with the neighbouring property. To the rear is an enclosed courtyard.

Parking

On street parking is available adjacent to the property.

Council Tax

We are informed by Amber Valley Council that this home falls within Council Tax Band A which is currently £1532 per annum.

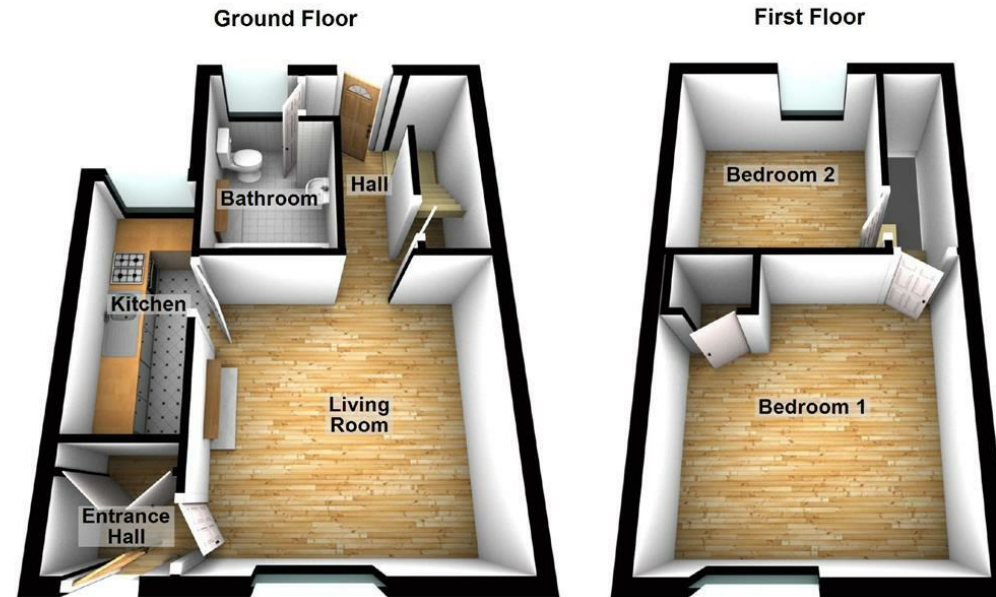
Directions

From the centre of Belper, head north on Chesterfield Road (B6013) and then turn left onto Crich Lane. The property is on the right, at the junction with Marsh Lane.

Deposits Payable

If you are successful in your application for this rental property, you will be set up on our referencing system 'Goodlord'. The first payment requested will be a one week, non-refundable holding deposit. This is not an additional payment and will be deducted from your first month's rent. If you pass referencing, you will then be asked to pay the remainder of the first month's rent plus the security deposit which is equal to five weeks rent. There are no admin charges involved. If a guarantor is required, you will be charged an additional £50 + VAT per guarantor.





This plan is only offered as a guide to the layout. Please Do Not Scale
Plan produced using PlanUp.

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.

