



2 Bed House

69 Mill Lane
Belper
DE56 1LH

£950 Per Calendar Month

Fletcher
& Company

69 Mill Lane
Belper
DE56 1LH



- Available Immediately • A Highly Attractive Two Bedroom Property • Off Road Parking • Council Tax A Band • Stunning Shower Room • Spacious & Practical Kitchen • Contemporary Living Area • Rear Garden Area With Storage • See Floorplan + 2/3D Tours • Long Term Lets Available

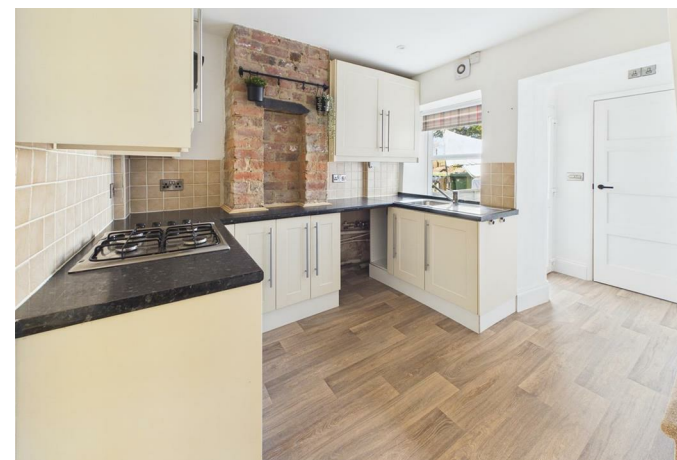
Available Immediately - A beautifully presented two bedroom mid-terrace cottage, ideally positioned within the highly sought after market town of Belper, Derbyshire.

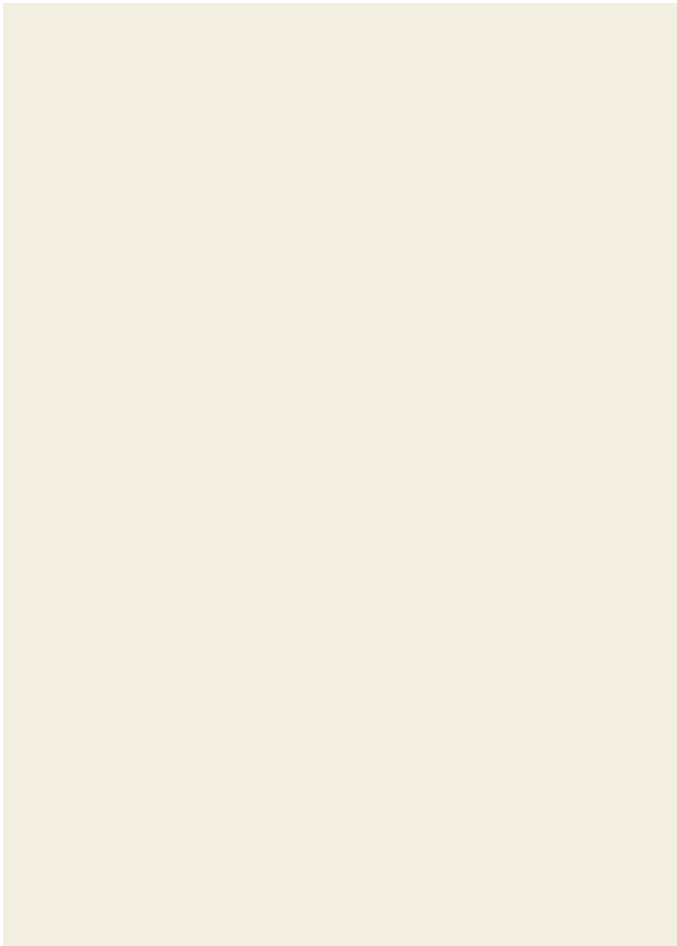
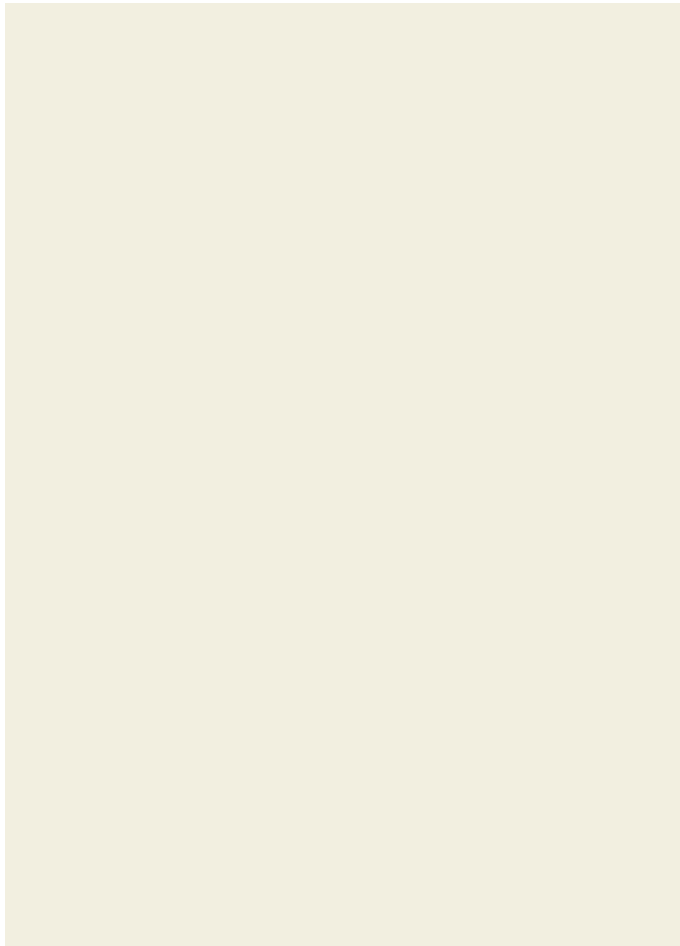
Upon entering, you are welcomed into a bright and inviting living room, finished with attractive wood-effect flooring and centred around a feature fireplace, creating a warm and homely focal point. Natural light flows through the front facing window, enhancing the sense of space and comfort.

The kitchen is well-appointed with a range of fitted wall and base units, complemented by practical work surfaces and tiled splashbacks. Integrated appliances include an electric oven with gas hob and extractor, with additional space for freestanding appliances. The layout provides ample room for day to day living, with stairs rising to the first floor. There is also access to a modern shower room, fitted with a contemporary suite including a walk-in shower, wash hand basin and WC, all finished with complementary tiling.

To the first floor, the landing benefits from a Positive Input Ventilation (PIV) system, promoting a healthy internal environment. There are two well-proportioned bedrooms, with the principal bedroom enjoying a generous footprint and pleasant front aspect, while the second bedroom overlooks the rear and is ideal as a guest room, nursery or home office.

Externally, the property benefits from off road parking to the front — a valuable feature within this location. To the rear is an enclosed courtyard style garden with a useful storage shed, offering a low maintenance outdoor space.







Approximate total area^m

496 ft²
46.1 m²

Reduced headroom

5 ft²
0.5 m²

(1) Excluding balconies and terraces

Reduced headroom:

..... Below 5 ft/1.5 m

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

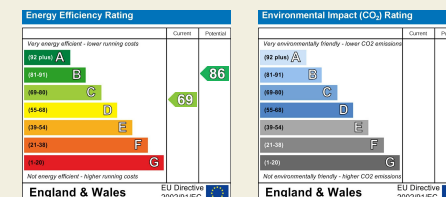
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