SCOFFIELD STONE
estate agents









The Limes Mews Burnaston Lane, Etwall, Derby, DE65 6LX

£1,850 PCM

Available mid December Scoffield Stone are pleased to offer To Let, Nestled in the charming village of Etwall, Derby, this delightful house on Burnaston Lane offers a perfect blend of comfort and space for family living. With five generously sized bedrooms, this property is ideal for those seeking ample room for family members or guests. The two reception rooms provide versatile spaces that can be tailored to your needs, whether for entertaining, relaxing, or creating a home office.

EPC rating: (D) (67) Council Tax Band: F. Deposit: £2130 and a Holding Deposit of £425 which will go towards the successful applicants first month rent.

Sales: 01283 777100
Lettings: 01332 511000
www.scoffieldstone.co.uk

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Summary Description

The layout of the house is both practical and inviting, ensuring that every corner is utilised effectively. The single bathroom is well-appointed, catering to the needs of a busy household. The property is set in a peaceful area, allowing for a tranquil lifestyle while still being conveniently located near local amenities and transport links.

This home presents an excellent opportunity for families or individuals looking to settle in a friendly community. With its spacious interiors and potential for personalisation, this house on Burnaston Lane is a must-see for anyone in search of their next home. Don't miss the chance to explore the possibilities that await in this lovely property.

Reception Lobby

17'0" x 9'2" (5.2 x 2.8)



Having stone flooring, front aspect double glazed timber doors, rear aspect porthole window, inset lights to ceiling, radiator, telephone point.

Utility Room

10'2" x 4'11" (3.1 x 1.51)



Having ceramic tiled flooring, worktop space, ceramic sink, washing machine.

Wet Room

6'7" x 4'11" (2.02 x 1.51)



Fully tiled, front aspect upvc glazed window, low flush wc, wall mounted wash hand basin to vanity unit with chrome mixer tap, plumbed shower, chrome towel rail.

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Lounge/Diner
17'6" x 24'11" (5.35 x 7.61)




Having oak flooring, two front aspect secondary glazed windows, glazed arch door to rear garden, exposed beams, inglenook fireplace with open fire, three radiators.

Kitchen
17'3" x 8'0" (5.27 x 2.44)



Having ceramic tiled flooring, front aspect secondary glazed window, exposed beams, fitted wall and floor units to shaker style with stone effect worktop and tiled splashbacks, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap, new range oven with chimney style extractor hood over, dishwasher, fridge/freezer, second freezer, radiator.

Rear Entrance Hall
Carpeted, front aspect glazed timber door to main entrance, exposed beams, radiator.

Guest Cloakroom



Having ceramic tiled flooring, rear aspect obscure timber framed window, low flush wc, wash hand basin with chrome hot and cold taps.

Bedroom Two
16'6" x 14'0" (5.03 x 4.27)



Carpeted, front aspect secondary glazed bay window, exposed beams, inset lights to ceiling, fitted wardrobes, radiator.

En Suite Shower Room
Having ceramic tiled flooring, exposed beams, low flush wc, wash hand basin with chrome mixer tap, tiled splashback and vanity cupboard, tiled shower enclosure with plumbed shower, inset lights to ceiling, chrome heated towel rail.

Bedroom Three
10'9" x 11'9" (3.28 x 3.6)



Carpeted, front aspect secondary glazed window, exposed beams, radiator.

Bedroom Four/Study
6'1" x 13'0" (1.86 x 3.97)



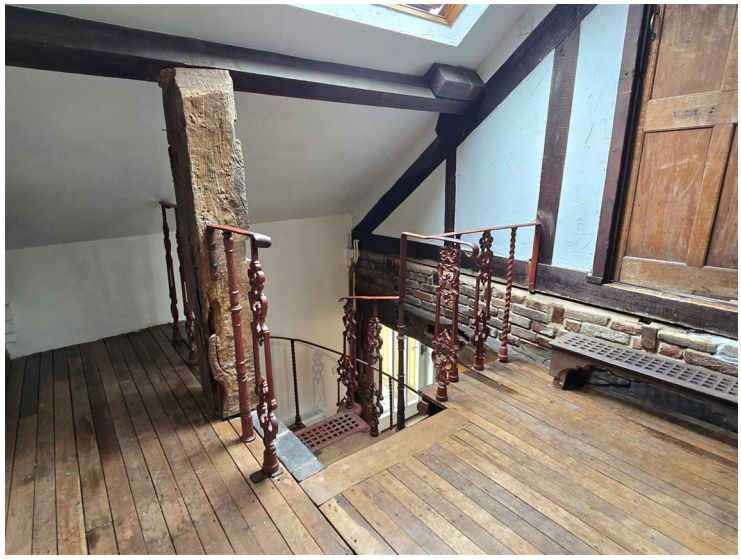
Carpeted, front aspect secondary glazed window, exposed beams, radiator.

Bathroom



Having ceramic tiled flooring, rear aspect obscure timber framed window, fully tiled walls, inset lights to ceiling, pedestal wash hand basin with chrome monobloc tap, bathtub with chrome mixer tap and plumbed shower, low flush wc, chrome heated towel rail, boiler cupboard.

Stairs/Landing



An ornate cast iron spiral staircase gives access to the first floor where you will find a landing with wooden flooring, apex ceiling detail, wooden rooflight, exposed beams, eaves storage.

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Principal Bedroom
17'8" x 19'5" (5.39 x 5.94)



Carpeted, apex ceiling detail, wooden rooflights, exposed beams, eaves storage, radiator.

En Suite Bathroom
11'8" x 8'3" (3.58 x 2.53)



Having wood flooring, apex ceiling detail, wooden rooflight, side aspect porthole window, inset ceiling lights, exposed beams, low flush wc, wash hand basin with chrome monobloc tap, bathtub with chrome mixer tap having shower attatchment, tiled splashbacks, chrome heated towel rail.

Bedroom Five
13'2" x 6'5" (4.03 x 1.97)



Having wood flooring, apex ceiling detail, exposed beams, wooden rooflight, fitted wardrobe, radiator.

OUTSIDE

Frontage





Car parking is provided within the gravelled section at the end of the driveway.

Rear Garden



To the rear you will find a generous, enclosed and very private garden with patio, lawn and abundant tree planting.

Material Information

Verified Material Information
Monthly rent: £1850.00
Council Tax band: F
Tenure: Freehold
Property type: House
Property construction: Standard undefined construction
Energy Performance rating: D
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed.
Heating features: Open fire
Broadband: ADSL copper wire
Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Great
Parking: Driveway
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Disclaimer

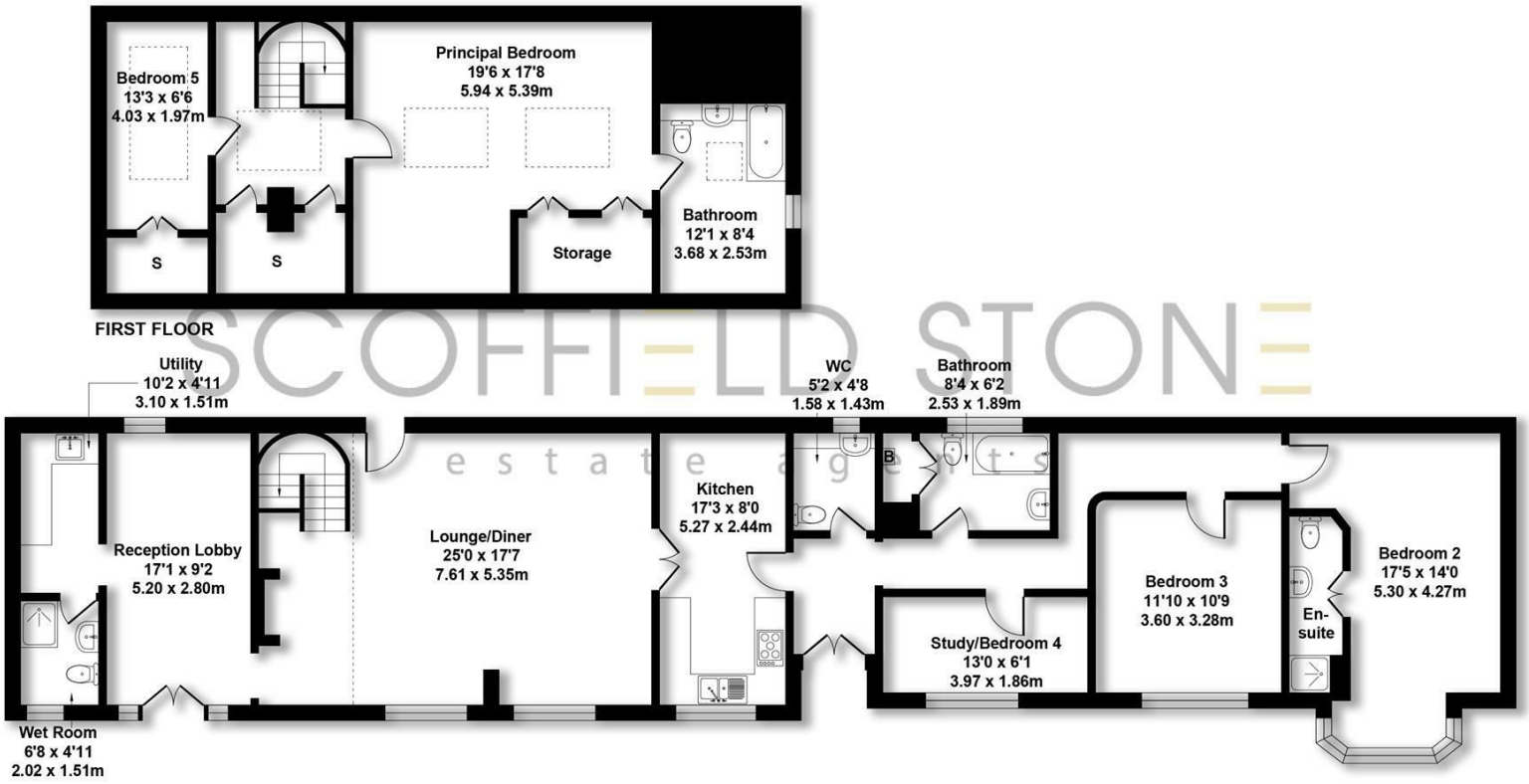
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. 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 firm's employment has the authority to make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

Location / what3words

what3words ///

The Lime Mews

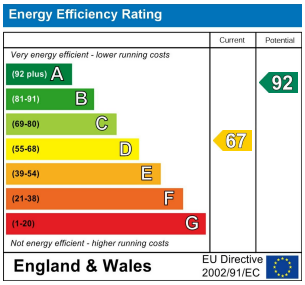
Approximate Gross Internal Area
2347 sq ft - 218 sq m

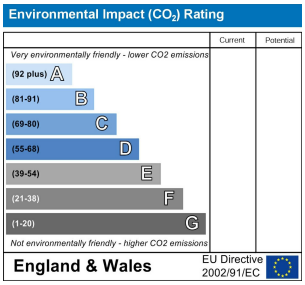


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