

SCARGILL MANN & CO.

RESIDENTIAL MANAGEMENT AND LETTING AGENTS

25 Lewis Drive
Burton Upon Trent, DE13 0PT



A deceptively spacious and skilfully converted dormer bungalow, enjoying an elevated position within easy reach of a range of amenities and Burton Hospital

- Gas central heating • Double glazing • Entrance hall • ground floor well-appointed shower room • Spacious sitting room • Dining room • Conservatory • Further double bedroom • Well-appointed kitchen • Two bedrooms to the first floor • Well-appointed shower room • Delightful landscaped enclosed and low maintenance rear garden • Single integral garage • Foregarden • Driveway providing off-street car standing •

£900 Per calendar month



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GENERAL INFORMATION

A deceptively spacious and skilfully converted dormer bungalow, enjoying an elevated position within easy reach of a range of amenities and Burton Hospital with gas central heating, double glazing, entrance hall, ground floor well-appointed shower room, spacious sitting room, dining room, conservatory, further double bedroom, well-appointed kitchen, two bedrooms to the first floor, well-appointed shower room.

Delightful landscaped enclosed and low maintenance rear garden. Single integral garage.

Foregarden. Driveway providing off-street car standing.

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

With central heating radiator, useful cloaks cupboards, composite sealed unit obscure double glazed entrance door and stairs leading to the first floor. Doorway leads to:-

WELL-APPOINTED GROUND FLOOR SHOWER ROOM

Comprising, low flush w.c., vanity unit and shower cubicle with thermostatic mixer shower. Complementary floor to ceiling ceramic wall tiling, extractor fan, centrally heated ladder style towel rail and obscure sealed unit double glazed window to the side elevation.

SPACIOUS SITTING ROOM 6.42m x 3.40m (21'1" x 11'2")

With feature, focal point fireplace, central heating radiator, UPVC double glazed bay window to the front elevation, doorway leads to:-

WELL-APPOINTED KITCHEN 3.22m x 2.96m (10'7" x 9'9")

With a range of fitted base, wall and drawer units with matching cupboard and drawer fronts, roll edge granite effect laminate preparation surfaces with inset stainless steel sink unit and draining board, mixer tap in chrome, free standing four ring gas double oven with grill and four hob. Sealed unit double glazed window through to the conservatory, complementary ceramic wall tiling, further obscure double glazed door provides access to the conservatory and concertina door leads to:-

DINING ROOM/BEDROOM FOUR 3.06m x 2.25m (10'0" x 7'5")

With double central heating radiator, useful understairs storage cupboard with fitted shelving, sealed unit double glazed window to the conservatory.

SECOND SITTING ROOM 5.18m x 2.54m (17'0" x 8'4")

With central heating radiator, sealed unit double glazed window in UPVC frames overlooking the garden, further sealed unit double glazed and panelled door provides access to the rear garden. Doorway leads to:-



INNER LOBBY

With useful storage cupboard and doorway provides access to a single garage with power and lighting laid on, UPVC double glazed window to the rear and metal up and over door.

BEDROOM THREE 3.17m x 2.64m (10'5" x 8'8")

With central heating radiator, TV aerial point and UPVC double glazed window to the front.

TO THE FIRST FLOOR

PRINCIPAL BEDROOM 4.46m x 3.41m (14'8" x 11'2")

With built-in wardrobes, central heating radiator and UPVC double glazed window to the side. Further useful eaves storage cupboard housing the gas combination boiler which services the central heating and hot water systems.

BEDROOM TWO 4.47m x 2.37m (14'8" x 7'9")

With central heating radiator and sealed unit double glazed window with fine far reaching views to the rear.

WELL-APPOINTED SHOWER ROOM

With recently fitted suite comprising, low flush w.c., pedestal wash hand basin and shower cubicle with thermostatic mixer shower in chrome. Centrally heated chrome ladder style towel rail, floor to ceiling ceramic wall tiling, useful storage cupboard with fitted shelves and sealed unit double glazed window again with pleasant views to the rear elevation.

OUTSIDE & GARDENS

Directly to the rear of the property, is a low maintenance landscaped garden with decorative slate chippings to the borders, artificial grass and a pleasant patio area. Timber garden shed.

The property is set back from the quiet cul-de-sac, behind a low maintenance foregarden with adjacent driveway providing ample off-street car standing.

DIRECTIONAL NOTE

The approach from our Burton office is to proceed west along New Street, turn left onto Orchard Street, passing the Octagon Shopping Centre. At the traffic island turn right onto Evershed Way and proceed straight ahead at the next traffic island onto Shobnall Road. Take the right hand turning into Shobnall Street and at the T junction, turn left onto Dallow Street. At the mini traffic island bear right onto Calais Road, take the left hand turning into Foston Avenue, turn right into Charnwood Road and immediately right again into Bosworth Drive before turning left into Lewis Drive where the property will be located on the right hand side.

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. Strictly employed only. No smokers. Available now.

PROPERTY RESERVATION FEE

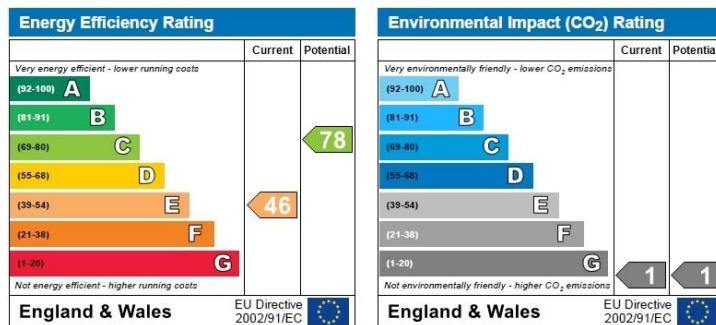
One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. **NO APPLICATION FEES!**



DEPOSIT

5 Weeks Rent.

VIEWING



**ASHBOURNE
BURTON UPON TRENT
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MATLOCK
LETTINGS**

8 Market Place, Ashbourne, Derbyshire DE6 1ES
1 Lichfield Street, Burton Upon Trent, Staffordshire DE14 3QZ
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