



193 Vicarage Road
Mickleover
Derby
DE3 0EF

Per Calendar Month
£850 Per Calendar Month

- Close to local amenities
- Gas fired central heating
- Sealed unit double glazing
- Good size sitting room with feature fireplace
- Well-appointed breakfast kitchen
- Three well proportioned bedrooms
- Family bathroom with full suite and shower
- Enclosed rear garden
- Useful workshop/garage
- Block paved driveway to the front providing off-street car standing

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

Having recently undergone a series of improvements and refurbishment works, this light and spacious three bedroom semi-detached bungalow offers up to date living accommodation with the added benefit of gas fired central heating and sealed unit double glazing.

Internally, the tastefully decorated living accommodation briefly comprises, entrance hall, sitting room with feature fireplace, well-appointed breakfast kitchen, three well proportioned bedrooms and a modern family bathroom with full suite and shower.

To the rear of the property, is a low maintenance enclosed garden enjoying a high degree of privacy, with adjacent single garage/workshop.

The property is set back from the road, behind a block paved foregarden and driveway providing ample off-street car standing.

LOCATION

Mickleover is an extremely popular residential suburb of Derby approximately four miles from Derby City centre providing a first class range of local amenities including a supermarket and a general range of shops. There are good schools at primary and secondary level and private education is also available at Derby High School, Derby Grammar School for Boys which are both situated in Littleover approximately one mile away. Leisure facilities include Mickleover Golf course and excellent transport links are close by including easy access to the A38 and A50 trunk roads leading through to the M1 motorway.

ACCOMMODATION

ENTRANCE HALL

With UPVC obscure double glazed entrance door and further glazed and panelled door leading to:-

LIVING ROOM

5.10m x 3.35m (16'8" x 10'11")

With wood grain effect laminate flooring, feature fireplace incorporating modern electric fire, two central heating radiators and UPVC double glazed bay window to the front.





KITCHEN

3.09m x 2.95m

With a range of fitted base, wall and drawer units all with modern matching cupboard with feature under unit lighting, drawer fronts with contemporary laminated work surfaces with inset stainless steel sink unit and mixer tap in chrome, built-in four ring gas hob with stainless steel extractor hood over and built-in electric fan assisted oven. Plumbing suitable for an automatic washing machine and space for a clothes dryer. Complementary ceramic wall tiling, double central heating radiator and sealed unit double glazed windows to both side and front elevations. Stone tile effect flooring.

INNER HALLWAY

Leads to:-

PRINCIPAL BEDROOM

3.72m x 3.63m

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

BEDROOM TWO/SECOND SITTING ROOM

3.20m x 2.58m (10'5" x 8'5")

With central heating radiator and sealed unit double glazed patio door providing access to the rear garden.

BEDROOM THREE

2.55m x 2.17m (8'4" x 7'1")

With double central heating radiator and UPVC double glazed window to the side. Access to loft space.

WELL-APPOINTED FAMILY BATHROOM

With full suite comprising, panelled bath with mixer tap and shower attachment over, fitted shower screen, pedestal wash hand basin and low flush w.c. Complementary ceramic wall tiling, stone tile effect flooring, extractor fan, central heating radiator and obscure UPVC double glazed window to the side.

OUTSIDE & GARDENS

To the rear of the property, is a fully enclosed garden enjoying a degree of privacy. Patio area ideal for alfresco dining and a low maintenance lawned area.

A gate leads to:-

GARAGE

With timber double doors, useful work bench and power and lighting laid on.

Block paved driveway to the front and side providing ample off-street car standing.

DIRECTIONAL NOTE

The approach from Derby city centre is via Uttoxeter New Road, proceed straight ahead at the traffic lights into Mickleover, at the next set of traffic lights continue straight ahead, continue to the roundabout continue straight over passing the shops and then take your next turning on the right hand side, the property is identified by our to let board.

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. No smokers. Available from 8th August 2022.

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

By appointment through Scargill Mann & Co on 01332 206620.

ASHBOURNE

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	