



57 Lincoln Avenue

Alvaston

Derby

DE24 8QY

Per Calendar Month

£895 Per Calendar Month

- Gas fired central heating
- UPVC double glazing
- Entrance hall
- Sitting room with feature fireplace
- Well-appointed kitchen
- Second sitting room/dining room
- Two double bedrooms to the first floor
- Well-appointed shower room
- Driveway
- Delightful enclosed rear garden Brick built store

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

An internal inspection is highly recommended as this skilfully extended traditional two bedroom semi-detached, offers tastefully decorated living accommodation with the added benefit of gas fired central heating and sealed unit double glazing.

Internally, the accommodation briefly comprises, entrance hall, sitting room with feature fireplace incorporating a living flame coal effect gas fire, a good quality fitted kitchen having a range of fitted solid oak fronted base, wall and drawer units, spacious sitting/dining room, to the first floor are two double bedrooms and a well-appointed shower room.

The property is set back from the quiet cul-de-sac behind a block paved driveway.

Directly to the rear of the property, is a well stocked, mature garden with useful brick built store and timber shed.

LOCATION

Alvaston is a popular residential, suburb of Derby, located approximately four miles south east of Derby city centre. It offers a full range of local amenities including shops, supermarket, petrol station, post office a regular bus service and good range of schooling at all levels.

The property is located within east access of two of the main Rolls-Royce sites and has good road access to the A38, A50 and A52 leading to the M1 motorway. A noted place of interest nearby is Elvaston Castle country park with its delightful gardens, scenery and countryside walks.

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

With ceramic tiled flooring and stairs leading to the first floor. Doorway leads to:-





SITTING ROOM

3.91m x 3.73m (12'9" x 12'2")

Please note the former measurement is taken into recess adjacent to the chimney breast. Feature fireplace incorporating living flame coal effect gas fire, TV and telephone points, double central heating radiator and UPVC double glazed bay window to the front.

WELL-APPOINTED KITCHEN

With a range of quality, solid oak fronted base, wall and drawer units, roll edge granite effect laminated preparation surfaces with matching upstands, inset stainless steel sink unit with draining board and chrome mixer tap, integrated electric fan assisted oven, built-in four ring gas hob with stainless steel back plate and extractor hood having variable speed fan and lighting over, integrated refrigerator, plumbing suitable for an automatic washing machine, two double central heating radiators, useful understairs storage cupboard with fitted shelving and power. UPVC double glazed window to the side. Doorway leads to:-

SKILFULLY EXTENDED DINING ROOM

4.90m x 2.95m (16'0" x 9'8")

Solid wood flooring, feature exposed oak trusses, two sealed unit double glazed Velux roof lights, double central heating radiator, TV aerial point, UPVC double glazed window to the side and UPVC double glazed double doors provide access to the patio and rear garden.



TO THE FIRST FLOOR

BEDROOM ONE

3.94m x 3.84m (12'11" x 12'7")

Double central heating radiator, UPVC double glazed bay window to the front, TV and telephone points and useful walk-in cupboard with a range of fitted shelving and obscure UPVC double glazed window to the side.

BEDROOM TWO

2.91m x 2.30m (9'6" x 7'6")

Double central heating radiator and UPVC double glazed window to the rear.

WELL-APPOINTED SHOWER ROOM

Comprising, low flush w.c., pedestal wash hand basin and shower cubicle with thermostatic mixer shower, complementary ceramic wall tiling, feature Amtico flooring, central heating radiator and obscure UPVC double glazed window to the rear.

OUTSIDE & GARDENS

Directly to the rear of the property, is an enclosed garden with block paved patio areas, timber decking, useful timber garden shed and brick built store. Well stocked border and shaped lawn.

To the front, is a block paved driveway providing ample off-street car standing.



DIRECTIONAL NOTE

Leave Derby city centre via A6 London Road, eventually taking the turning on the left into Lincoln Avenue continue towards the end and the property is located on the left hand side.

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. No smokers. Available from 17th June 2025.

PROPERTY RESERVATION FEE

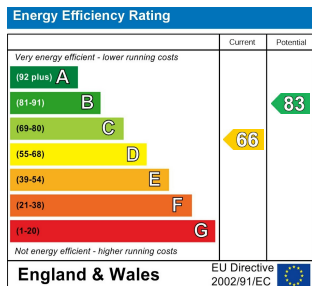
One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. **NO APPLICATION FEES!**

DEPOSIT

5 Weeks Rent.

VIEWING

Strictly by appointment through Scargill Mann & Co - Derby Office 01332 206620.



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