



16 Merlin Way

Mickleover, Derby, DE3 0SL

£1,395 Per Calendar Month

Well appointed three bedroom furnished semi-detached, enjoying a well regarded location within the Mickleover Country Park development, Garage NOT included in let. EPC Rating: D. Available from 7th August 2025.

- Sealed unit double glazing
- Entrance hall
- Guest cloakroom
- Sitting room
- Dining room/study
- Well appointed kitchen with appliances
- Conservatory/dining area
- Master bedroom to the first floor with built in wardrobes and luxury en-suite
- Two further bedrooms
- Well appointed family bathroom with full suite shower cubicle

Viewing

Please contact our Scargill Mann & Co Residential Lettings Office on 01332 206620 if you wish to arrange a viewing appointment for this property or require further information.



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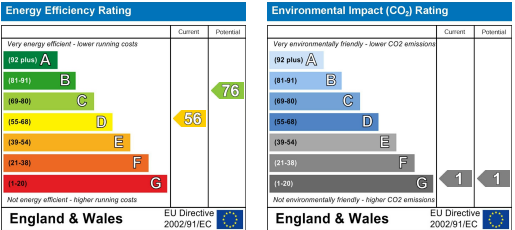
Floor Plan



Area Map



Energy Efficiency Graph



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