

SCARGILL
MANN & CO

EST. 1995



106 Sevenlands Drive

Boulton Moor, Derby, DE24 5AQ

£1,350 Per Calendar Month



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GENERAL INFORMATION

AVAILABLE NOW is a Modern Four Bedroom Detached, in the popular area of Boulton Moor within easy reach of Derby City Centre. As one of only four houses on the street, the property benefits from the largest end plot — offering ample parking and a private garden.

The property in brief comprises; a Spacious lounge, Modern kitchen diner with ample wall and base units, built in electric oven and four ring gas hob with extractor over. Stainless steel sink with drainer and mixer tap, the kitchen comes complete with dishwasher, and fridge freezer. Double sliding doors leading to the rear garden. Utility room with space for washing machine, cupboard space and worktop.

To the first floor are four bedroom, three double and one single. Family bathroom complete with low level WC, pedestal wash basin, paneled bath and shower enclosure with mains fed shower unit. The master bedroom has an ensuite off. The en suite comprises of low level WC, Pedestal basin and shower enclosure.

To the rear of the property is a small patio and well maintained lawned garden. The driveway to the front has space for two cars.

ACCOMMODATION

ON THE GROUND FLOOR

HALLWAY

Entrance via double-glazed front door; stairs to first floor; doors to lounge, study and downstairs WC.

WC

2'5" x 4'9" (0.75m x 1.46m)

Downstairs cloakroom fitted with Low level WC, Pedestal basin with mixer tap.

OFFICE

7'5" x 8'5" (2.27m x 2.59m)

Double-glazed window to front elevation, radiator. Laminate Flooring

LOUNGE

15'1" x 10'11" (4.61m x 3.35m)

Spacious lounge with fitted carpet, UPVC Windows and double central heating radiator.

KITCHEN DINER

14'3" x 9'1" (4.36m x 2.79m)

(dining room space) 4.69 m; width ranges from 3.36 m (max) to 2.33 m (min) (Kitchen Space)

Double-glazed sliding doors to rear garden, radiator; flows into kitchen area.

Modern fitted kitchen comprising wood finish fronted wall and base units with work surfaces over, built-in stainless-steel sink with drainer. In built electric cooker with four ring gas hob with stainless steel extractor over. UPVC double glazed windows. Integrated Dishwasher and fridge freezer.

UTILITY

7'6" x 4'9" (2.29m x 1.45m)

TO THE FIRST FLOOR

MASTER BEDROOM

9'1" x 9'10" (2.79m x 3.02m)

Large double bedroom fitted carpet and built in wardrobe. Direct access to the en suite

EN-SUITE

3'9" x 6'9" (1.15m x 2.07m)

Off the master bedroom with low level WC, Pedestal wash basin and fitted shower enclosure with mains fed shower unit.

Tel: 01332 206620

BEDROOM TWO

8'9" x 11'6" (2.68m x 3.53m)

Double bedroom with fitted carpet, UPVC windows to the front elevation. Two built in wardrobes.

BEDROOM THREE

8'5" x 12'0" (2.57m x 3.66m)

Double bedroom with fitted carpet, UPVC windows to rear elevation. Two built in wardrobes

BEDROOM FOUR

7'11" x 5'6" (2.42m x 1.70m)

Single bedroom or office, with fitted carpet.

FAMILY BATHROOM

6'0" x 9'2" (1.85m x 2.80m)

Fitted with a three piece white suite comprising panelled bath with shower over, pedestal wash hand basin and low flush W/C.

OUTSIDE & GARDENS

Spacious rear garden with Lawn and patio area. Parking to the front of the property with space for two cars.

SPECIFIC REQUIREMENTS

The property is let unfurnished. 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.

ADDITIONAL INFORMATION

Property construction: Brick & Tile

Parking: Driveway

Electricity supply: MAINS –

Gas Supply: MAINS

Water supply: MAINS - Severn Trent

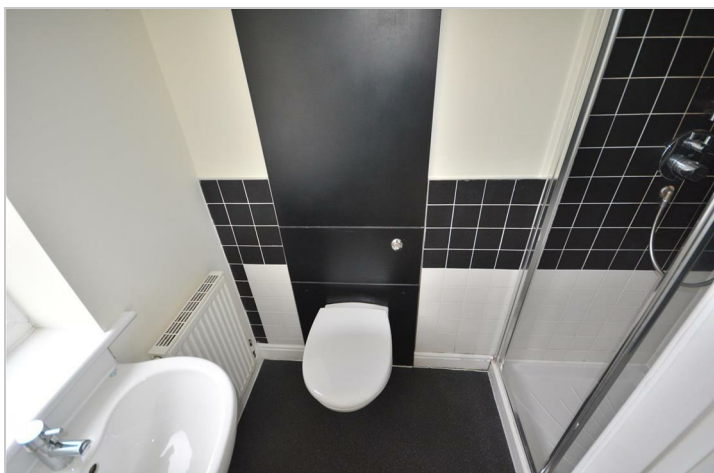
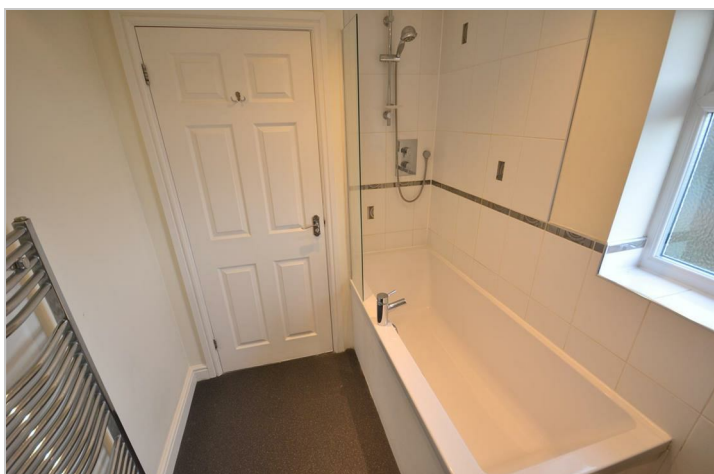
Sewerage: MAINS

Heating: Gas Central

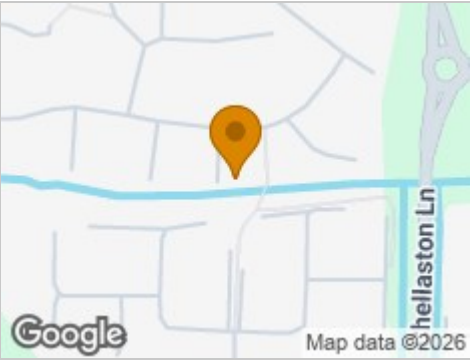
Broadband type: BT Openreach, please check Ofcom website.

VIEWING

Strictly by appointment through Scargill Mann & Co., Derby office on 01332 206620.



Road Map



Hybrid Map



Terrain Map



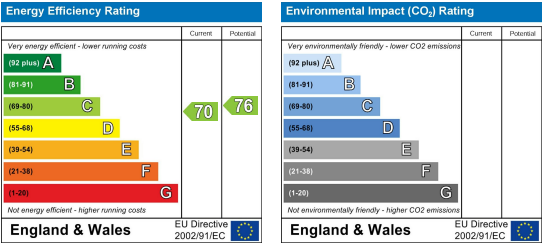
Floor Plan



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.

Energy Efficiency Graph



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. 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 firms employment has the authority to make or give any representation or warranty in respect of the property.