



## 41 Cromarty Close

Sinfin, Derby, DE24 9NB

**£925 Per Calendar Month**



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### GENERAL INFORMATION

NEW TO THE MARKET is a spacious three bedroom end of terrace Property , in the popular area of Sinfin within easy reach of Rolls Royce. EPC - C

The property in brief comprises; a lounge and separate dining room. Fitted kitchen with ample wall and base units, built in electric oven and gas hob with extractor over. Sink with drainer and mixer tap, the kitchen comes complete with space for a dishwasher, and washing machine. Rear door leading to a low maintenance garden.

To the first floor are three bedrooms and bathroom complete with low level WC, pedestal wash basin, shower enclosure with mains fed shower unit.

To the rear of the property is a low maintenance garden. Ample on street parking available.

### ACCOMMODATION

#### ON THE GROUND FLOOR

##### HALLWAY

Entrance via double-glazed front door; doors to dining room.

##### DINING ROOM

Spacious dining room with fitted carpet.

##### LOUNGE

Spacious lounge with fitted carpet and double central heating radiator.

##### KITCHEN

Fitted kitchen comprising matt finish fronted wall and

base units with work surfaces over, built-in sink with drainer. In built electric cooker with gas hob with stainless steel extractor over. UPVC double glazed windows. Rear door to back garden.

### WC

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

### TO THE FIRST FLOOR

#### BEDROOM ONE

Double bedroom fitted carpet, UPVC Windows to the rear elevation.

#### BEDROOM TWO

Double bedroom with fitted carpet, UPVC windows.

#### BEDROOM THREE

Double bedroom with fitted carpet, UPVC windows to rear elevation.

### BATHROOM

Modern bathroom comprising of shower enclosure, pedestal wash hand basin and low flush W/C.

### OUTSIDE & GARDENS

Low Maintenance rear garden with artificial Lawn and patio area. Parking to the front of the property.

### SPECIFIC REQUIREMENTS

The property is let unfurnished. No Smokers. Available Now

### ADDITIONAL INFORMATION

Property construction: Brick & Tile  
Parking: On street

Tel: 01332 206620

Electricity supply: MAINS –  
Gas Supply: MAINS  
Water supply: MAINS - Severn Trent  
Sewerage: MAINS  
Heating: Gas Central  
Broadband type: BT Openreach, please check Ofcom website.

### **PROPERTY RESERVATION FEE**

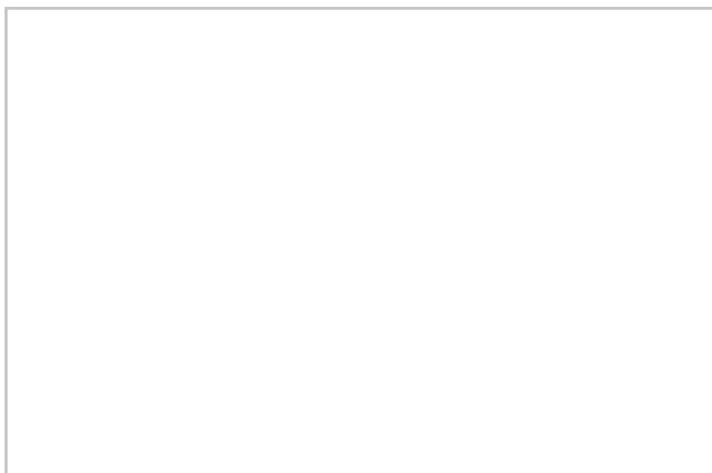
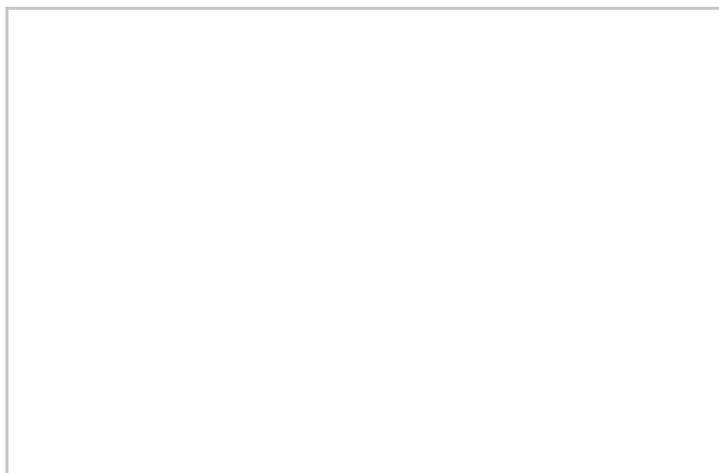
One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. NO APPLICATION FEES!

### **DEPOSIT**

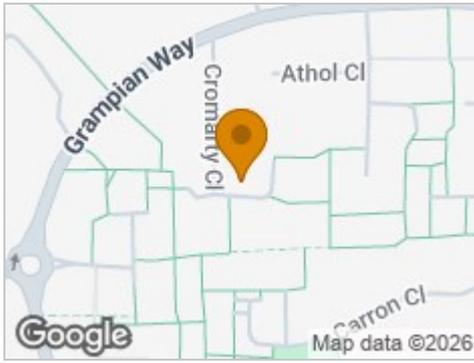
5 Weeks Rent.

### **VIEWING**

Strictly by appointment and for further information please contact Scargill Mann & Co - Derby office 01332 206620.



## Road Map



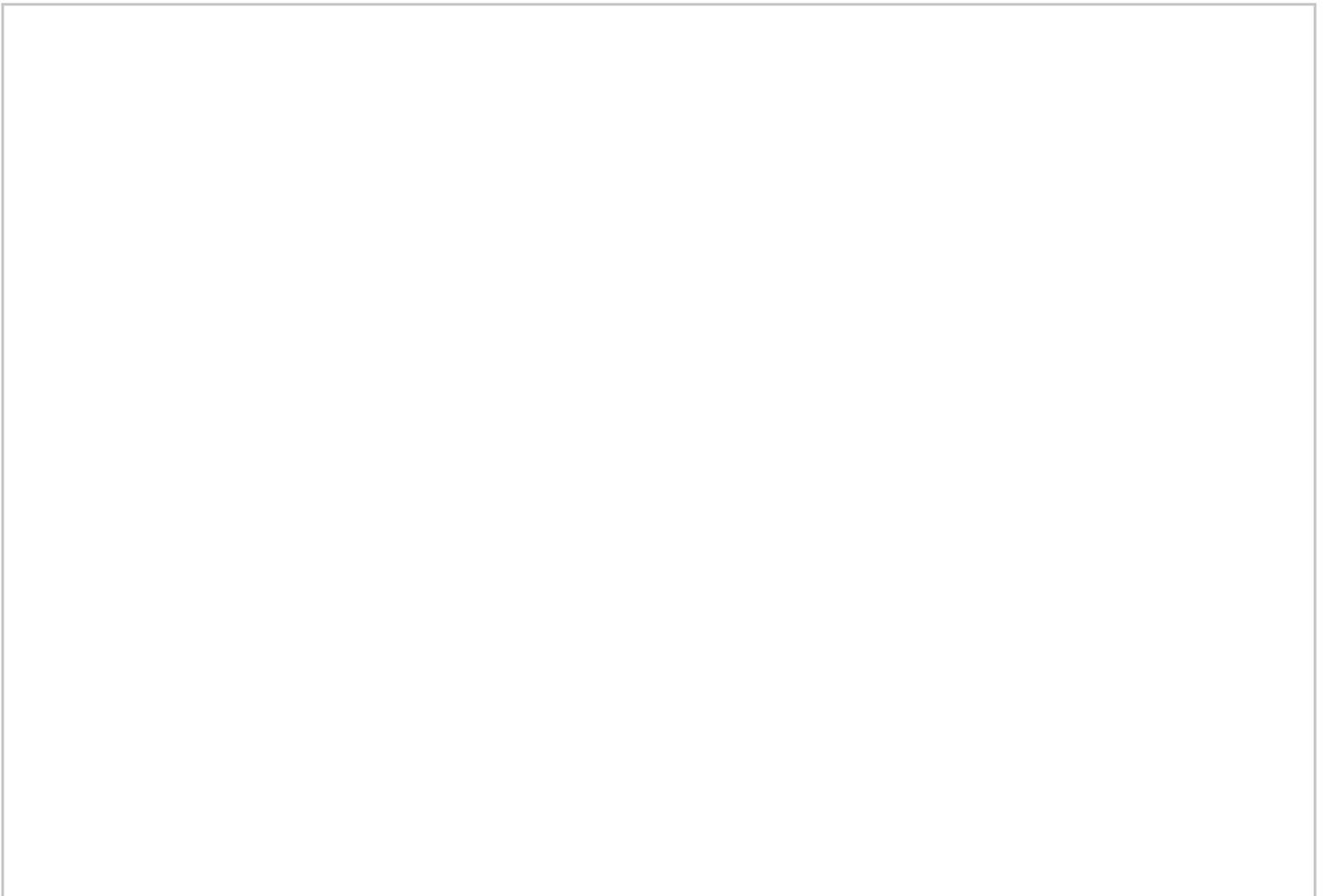
## Hybrid Map



## Terrain Map



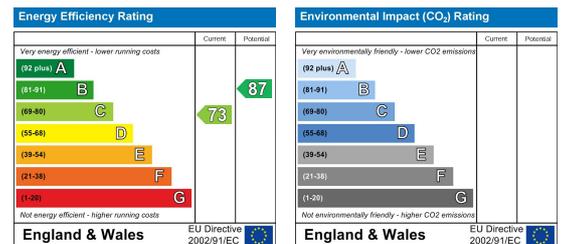
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.