



160 Meadow Lane
Chaddesden
Derby
DE21 6PB

Per Calendar Month
£750 Per Calendar Month

- Close to local amenities
- Gas fired central heating Sealed unit double glazing
Sitting room with feature fireplace
- Modern fitted breakfast kitchen
- Principal bedroom to the first floor
- Further single bedroom
- Well appointed bathroom with full suite and electric shower Enclosed low maintenance rear garden with shed
- Driveway providing ample off street car standing
- Recently upgraded

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

Two bedroomed semi detached. With gas fired central heating and double glazing. Sitting room with feature fireplace, modern fitted breakfast kitchen, principal bedroom to the first floor, further single bedroom, bathroom with full suite.

Enclosed rear garden, driveway providing off street car standing,

LOCATION

The popular residential location of Chaddesden provides a choice of local facilities, including shops Schools a regular bus service to Derby city centre and provides easy access to the A52 linking Derby to Nottingham.

ACCOMMODATION

ON THE GROUND FLOOR

SITTING ROOM

4.01 x 3.51 (13'2" x 11'6")

With contemporary fireplace incorporating a flame effect electric fire with surround and hearth, wood grain effect laminate flooring, central heating radiator and UPV double glazed window to the front. Doorway leads to:-





DINING KITCHEN

3.50 x 2.90 (11'6" x 9'6")

With a recently installed modern kitchen comprising, a range of base, wall and drawer units with matching cupboard and drawer fronts, integrated electric fan assisted oven with built-in four ring electric hob and integrated extractor hood with variable speed fan and lighting, complementary ceramic wall tiling, roll edge laminated granite effect preparation surfaces with inset 1½ basin stainless steel sink unit and draining board with mixer tap in chrome, wall mounted gas combination servicing the central heating and hot water systems, plumbing suitable for an automatic washing machine, feature breakfast bar, central heating radiator, UPVC double glazed window to the rear and UPVC double glazed and panelled door provides access to the rear garden.

ON THE FIRST FLOOR

LANDING

With central heating radiator and doorway leads to:-

BEDROOM ONE

3.45 x 3.51 (11'4" x 11'6")

With central heating radiator, UPVC double glazed window to the front and useful overstairs storage cupboard.



BEDROOM TWO

3.41 x 1.66 (11'2" x 5'5")

With central heating radiator and UPVC double glazed window to the rear with a pleasant aspect.

FAMILY BATHROOM

With full white suite comprising low level wc, pedestal wash hand basin, panelled bath with mixer tap and electric shower over, floor to ceiling ceramic wall tiling, slate tile effect flooring, central heating radiator, extractor fan and UPVC double glazed window to the rear.

OUTSIDE & GARDENS

Directly to the front of the property, is a driveway providing off-street car standing.

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To the rear is an enclosed garden with spacious patio area and low maintenance lawned area. Timber garden shed.

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.



SPECIFIC REQUIREMENTS

The property is to be let unfurnished. No pets. Available from 12th April 2026.

VIEWINGS

By prior appointment through Scargill Mann and Co. Derby Office on 01332 206620

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