

SCARGILL
MANN & CO

EST. 1995



8 Morley Lane

Little Eaton, Derby, DE21 5AH

£1,200 Per Calendar Month



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GENERAL INFORMATION

AVAILABLE NOW is a Three Bedroom Detached Bungalow with garage, in the popular village of Little Eaton.

The property in brief comprises; a Spacious lounge, Modern kitchen fitted with ample wall and base units, built in electric oven and four ring induction hob with extractor over. Stainless steel sink with drainer and mixer tap, space for an American Style fridge freezer. The side doors lead to the garage and enclosed rear garden.

There are three bedrooms. Family bathroom is complete with low level WC, pedestal wash basin, paneled bath and shower with mains fed shower unit.

To the rear of the property is a decked seating area with low maintenance artificial grass. The driveway to the front and side of the property leads to the garage.

ACCOMMODATION

HALLWAY

LOUNGE

Spacious lounge with laminate flooring, UPVC Windows and double central heating radiator.

KITCHEN

Modern fitted kitchen comprising of gloss finish fronted wall and base units with work surfaces over, built-in stainless-steel sink with drainer. In built electric cooker with four ring induction hob with stainless steel extractor over. UPVC double glazed windows.

MASTER BEDROOM

Large double bedroom, laminate flooring.

BEDROOM TWO

Double bedroom with laminate flooring, UPVC windows to the rear elevation.

FAMILY BATHROOM

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

BEDROOM THREE

Single bedroom/office with laminate flooring, UPVC windows to rear elevation.

OUTSIDE & GARDENS

Low maintenance garden, with a decked seating area. Parking to the side and front of the property with space for two cars. Garage to the side of the property.

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

Rent: £1,200 pcm

Holding Deposit: £276 (1 Week taken on application)

Tel: 01332 206620

Security Deposit: £1,384 (5 Weeks)
Council Tax Band: D – Erewash Valley

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 01332 206620.



Road Map



Hybrid Map



Terrain Map



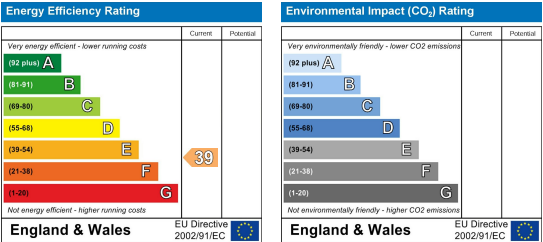
Floor Plan



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.