



## 4 Laburnum Crescent, Allestree, Derby, Derbyshire, DE22 2GQ

**£950 Per Calendar Month**



A very smartly presented two double bedroom semi-detached property with a delightful rear garden, external office and enjoying a sought after position close to the beautiful Allestree park and woods.

\* No Pets \*



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Internally the smartly presented interior includes both upvc double glazing and gas central heating and in brief comprises, entrance hallway with stairs to the first floor, large open plan lounge and dining room, fitted kitchen with space for all appliances, side lobby with store room, to the first floor there are two double bedrooms and bathroom with shower.

Externally there is a neat block paved frontage providing off road parking and a delightful garden to the rear with a gravel covered dining area, lawn and a timber decked seating area. There is also a solid timber shed and tap.

A really lovely home worthy of a detailed early viewing.

## Directions

The property is best approached from Blenheim Drive in Allestree turning onto Woodlands Road by Portway primary school and continuing to the top of the hill turning left onto Laburnum Crescent where the house will be found almost immediately on the right.

## Accommodation

### Ground Floor

#### Entrance Hallway

Entering the property through an attractive composite front door, tiled floor, stairs to first floor, side upvc double glazed window.

#### Open Plan Lounge Diner

19'4" x 10'11" (5.89m x 3.33m)

Enjoying a dual aspect with front and rear upvc double glazed windows, ample space for dining table and chairs along with lounge furniture, media connections, fireplace with an inset electric fire, two radiators.

### Kitchen

8'11" x 7'4" (2.72m x 2.24m)

Fitted with a range of wall and base units having matching cupboard and drawer fronts, laminate worktops, tiled splashback, integrated electric oven, hob and extractor fan over, space for all other appliances, upvc double glazed rear windows, side door to:

### Rear Lobby

Offering useful front to rear access with two upvc double glazed doors, tiled floor and access into a storage cupboard.

### First Floor

#### Landing

Loft access and side upvc double glazed window.

#### Double Bedroom One

14'2" x 8'6" (4.32m x 2.59m)

A spacious double bedroom having a built in cupboard, large upvc double glazed window to the front elevation and radiator.

#### Double Bedroom Two

10'6" x 10'11" (3.20m x 3.33m)

A second double bedroom having a rear facing upvc double glazed window overlooking the garden, built in cupboard and radiator.

### Bathroom

6'11" x 5'11" (2.11m x 1.80m)

Nicely appointed with a white three piece suite comprising a panelled bath with an electric shower over, wash basin and low level WC, tiled floor and splash areas, upvc double glazed window, towel radiator.

### Outside

## Front

Block paved driveway providing off road parking for two cars and a gravelled covered garden.

## Rear

Adjoining the side lobby is a very useful brick built room which has been converted into a study/office (7'9" x 5'8"/2.36m x 1.73m) accessed by a upvc double glazed door, laminate flooring, power and light certain to appeal to many buyers.

A really lovely garden having a gravelled seating area with a lawn beyond leading to the top of the garden where there is a decked further seating area, solid timber store shed and being enclosed by fencing and hedges.

## Please note

As part of our application process, fees will become due for referencing, tenancy agreement administration and an inventory, these will be charged in addition to the Rent and Deposit (which is £150 more than the rental) that will be payable before the tenancy starts.

Please contact our Branch for full details of the fees payable before you make any decision about this property or before you decide to view this

property. Our Branch staff can provide you with an explanation of how these fees are calculated, please note that the referencing fees are charged per individual and should a Guarantor be required, this would attract additional referencing fees.

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
- (4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
- (5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded



## Road Map



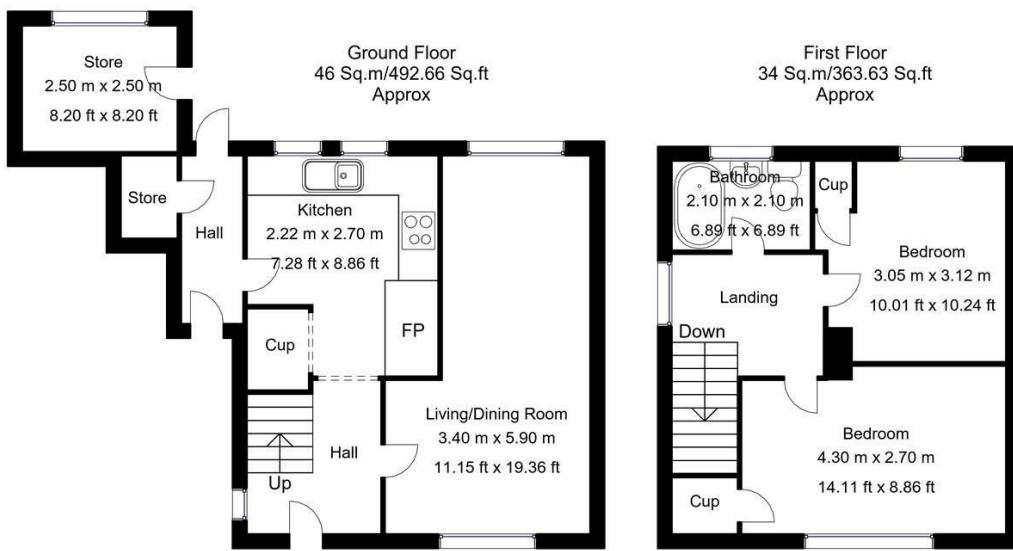
## Hybrid Map



## Terrain Map



## Floor Plan

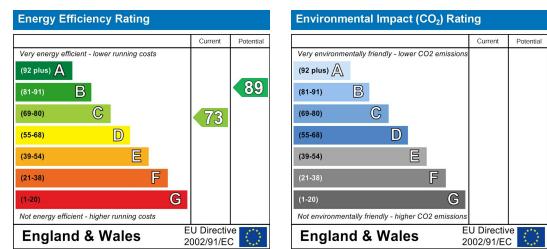


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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## Viewing

Please contact our Derby Office on 01332 383838 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.

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