



12 Levetts Close, Stenson Fields, Derby, DE24 3EU

£1,100 Per Month



A modern three bedroom semi-detached home superbly appointed and occupying a highly convenient residential position .



ACCOMODATION

Superbly presented and has the advantage of a gas fired central heating system and UPVC double glazing. An ideal home for a couple or young family, the property is ideally positioned for the vast array of local amenities on offer within the Stenson Fields/Sinfin/Sunnyhill area which includes a wide variety of local shops. Derby city centre is within quick and easy reach, as are a number of main industrial centres including Rolls Royce. The accommodation briefly comprises:

RECEPTION HALL

With central heating radiator and staircase off.

LIVING ROOM

14'0" x 12'0" (4.27m x 3.66m)

With central heating radiator and UPVC double glazed window.

INNER LOBBY AREA

With access to:

GUEST CLOAKROOM

With WC, wash hand basin and storage cupboard below stairs.

BREAKFAST KITCHEN

15'5" x 9'9" (4.70m x 2.97m)

Range of fitted units in white including base units, wall cupboards, integrated gas hob with electric oven, two central heating radiators and UPVC double glazed French doors providing access to the rear garden.

FIRST FLOOR

The staircase rises from the reception hall providing access to the:

FIRST FLOOR LANDING

BEDROOM ONE

10'4" x 9'9" (3.15m x 2.97m)

With UPVC double glazed window, central heating radiator and range of fitted wardrobes.

EN-SUITE SHOWER ROOM

With white suite of WC, pedestal wash hand basin and shower cubicle with electric shower unit.

BEDROOM TWO

10'2" x 8'10" (3.10m x 2.69m)

Central heating radiator and UPVC double glazed window.

BEDROOM THREE

10'3" x 5'10" (3.12m x 1.78m)

Central heating radiator and UPVC double glazed window.

FAMILY BATHROOM

With white suite of panelled bath, pedestal wash hand basin and WC.

PLEASE NOTE:

Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

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 and what parking facilities are available.

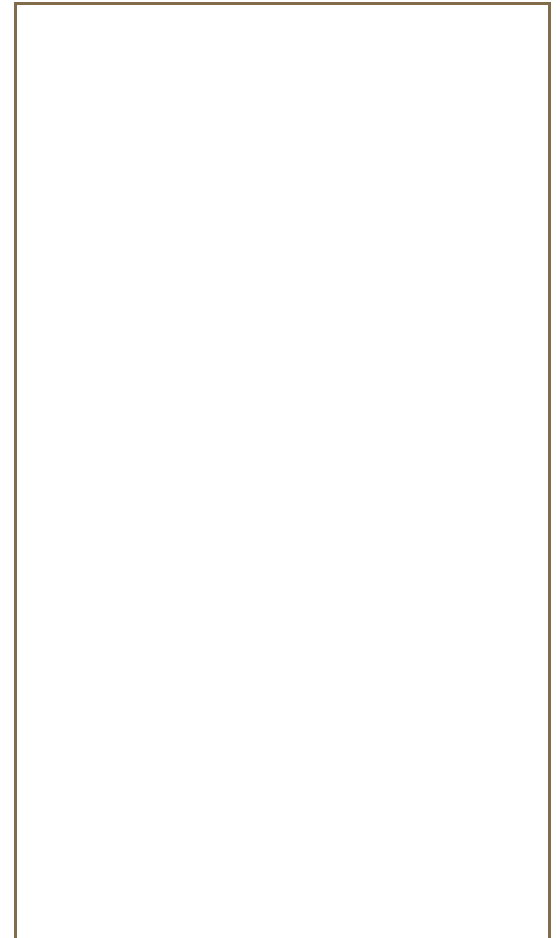
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

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. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

Area Map



Floor Plans



Energy Efficiency Graph

