



131 Birches Lane, South Wingfield, Alfreton, Derbyshire, DE55 7LZ

£800 Per Calendar



ACCOMMODATION

This stunning property has been lovingly refurbished by the current landlords while keeping its beautiful character!

The property in brief comprises of two reception rooms, modern kitchen, two double bedrooms, bathroom and a lovely rear garden over looking wonderful rural views!

A blue uPVC part glazed door allows access to

LOUNGE

10'9 x 11'9 (3.28m x 3.58m)

Upvc double glazed window to the front elevation, carpeted flooring, radiator, shelf and exposed brick chimney breast.

Door to

DINING ROOM

10'9 x 11'9 (3.28m x 3.58m)

Two Upvc double glazed window to the side elevation, under stairs storage cupboard, stairs rising to the first floor, carpeted flooring and a radiator.

Door to

KITCHEN

Fitted with a matching range of wall and base units, electric oven, gas hob with extractor hood over, wood effect work surfaces, space for washing machine and dishwasher, sink and drainer with mixer tap, brick tile effect splash backs, vinyl flooring, upvc double glazed window to the rear elevation, upvc door leading to the side with access to the garden.

Access to

GROUND FLOOR WC

With vinyl flooring, low lever WC, wash hand basin, mirror and radiator.

STAIRS AND LANDING

Carpeted stairs with useful handrail give access to the first floor landing with doors to the bathroom and both bedrooms.

BEDROOM ONE

11'9 x 10'8 (3.58m x 3.25m)

Upvc double glazed window to the front elevation, carpeted flooring, shelf, storage closet and a radiator.

BEDROOM TWO

10'10 x 6'0 (3.30m x 1.83m)

Upvc double glazed window to the rear, carpeted flooring and radiator.

BATHROOM

Upvc double glazed frosted window to the rear elevation, three piece suite comprising of a bath, with wall mounted shower fixing, low level flush wc, pedestal wash hand basin, extractor, mirrored cabinet, vinyl flooring and a heated towel rail.

OUTSIDE

There is a paved area with a wall to the boundaries.

Breathtaking field views from the garden, mainly laid to lawn with Indian paved patio area, fencing to boundaries, gated access to the side of the property and a garden shed for storage.

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.

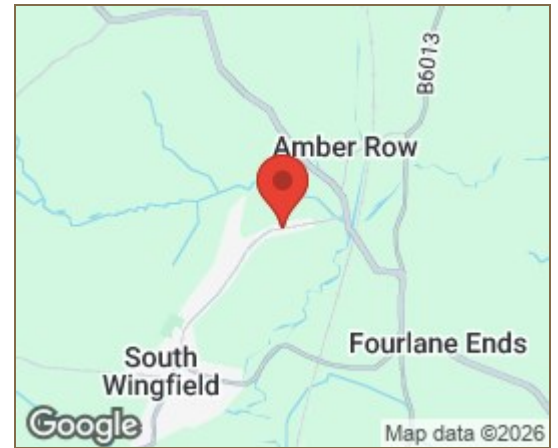
(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

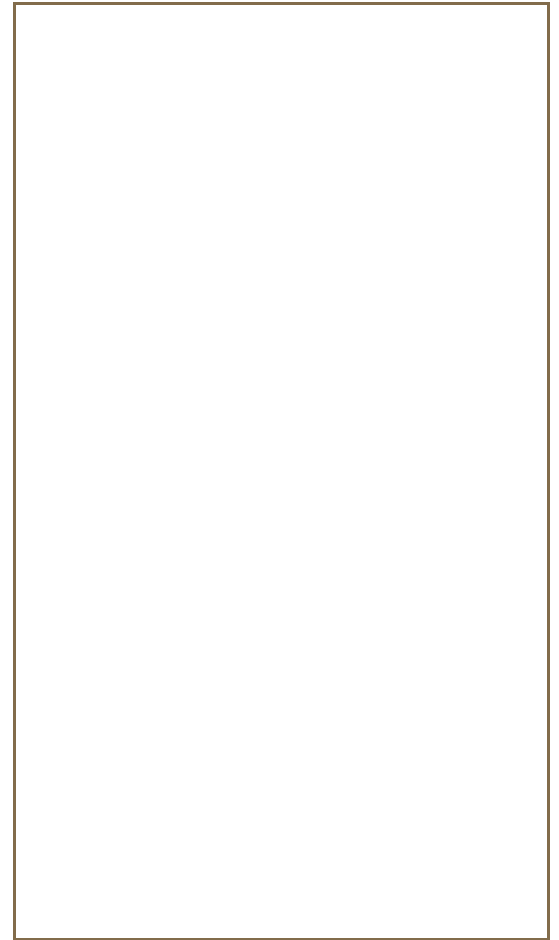
(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

(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.

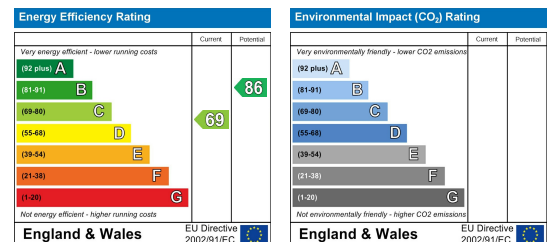
Area Map



Floor Plans



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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