Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



23 Ingham Drive, Mickleover, Derby, DE3 0NY

£1,395 Per Calendar

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A smartly presented four bedroom, two bathroom, detached house enjoying a pleasant position in this popular suburb close to the busy village centre, Royal Hospital and city centre.







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The recently redecorated interior incorporates both UPVC double glazing and gas central heating, with spacious accommodation briefly comprising, entrance hallway with stairs leading to the first floor, a large open plan reception room has plentiful space for lounge and dining furniture, rear conservatory, a spacious dining kitchen with an impressive range of store cupboards. To the first floor are four well proportioned bedrooms, the principal bedroom having an en-suite finally a main family bathroom.

Externally, there is a driveway to the front and side providing off-road parking leading to a detached garage. There are neatly maintained front, side and rear lawned gardens.

GROUND FLOOR

Mickleover is a popular residential suburb with excellent access into the city centre, Derby Royal Hospital and having an excellent range of local shopping and service amenities including supermarket, schooling, parks, popular public houses and cafés, petrol station and with ease of onward travel via the A38 and A50 road networks.

ACCOMMODATION

ENTRANCE HALLWAY

Entering the property through a UPVC double glazed front door with matching side panel and side window, stairs lead to the first floor, radiator, access into the lounge and kitchen.

OPEN PLAN RECEPTION ROOM

Newly carpeted throughout.

LIVING AREA

21'4" x 10'10" (6.50m x 3.30m)

With front facing UPVC double glazed bow window, fireplace and half with an inset gas fire, media connections, radiator.

DINING AREA

10'11" x 8'11" (3.33m x 2.72m)

With ample space for a dining table and chairs, UPVC double glazed sliding doors give access into:

CONSERVATORY

9'2" x 8'4" (2.79m x 2.54m)

Of brick base construction with UPVC double glazed windows and door, tiled floor.

DINING KITCHEN

23'2" x 8'1" (7.06m x 2.46m)

Appointed with a plentiful range of fitted wall and base units with matching cupboard and drawer fronts, laminate work surfaces and tiled walls, electric oven, gas hob and extractor fan, undercounter fridge, space for further appliances, space for a breakfast table and chairs, UPVC double glazed window overlooking the rear garden, UPVC double glazed side door.

FIRST FLOOR

BEDROOM ONE
13'4" x 8'11" (4.06m x 2.72m)
A comfortable double bedroom having a rear facing UPVC double glazed window, radiator, access into:

LANDING
Passaged with independent access to all first floor principal rooms, airing cupboard.

EN-SUITE
8'11" x 5'1" (2.72m x 1.55m)
Appointed with a large corner bath with an electric shower over and tiled walls, wash hand basin with a vanity unit beneath, low level WC, UPVC double glazed window, radiator.

BEDROOM TWO
11'2" x 9'6" (3.40m x 2.90m)
A generous double bedroom having fitted wardrobes and matching bedside cabinets, UPVC double glazed side window, radiator.

BEDROOM THREE
10' x 9'9" (3.05m x 2.97m)
A third comfortable double bedroom having a front facing UPVC double glazed window, radiator.

BEDROOM FOUR
9'4" x 6'7" (2.84m x 2.01m)
A perfect single bedroom or home office having a front facing UPVC double glazed window, built-in store cupboard, radiator.

FAMILY BATHROOM
6'8" x 5'4" (2.03m x 1.63m)
Appointed with a three-piece suite comprising a panelled bath with a mains chrome shower over, wash hand basin and low-level WC, vinyl floor covering, tiled walls, UPVC double glazed window, radiator.

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.





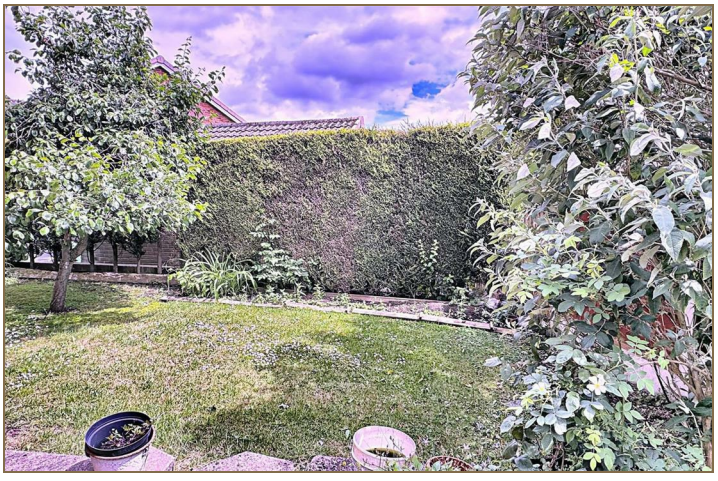












Road Map



Hybrid Map



Terrain Map

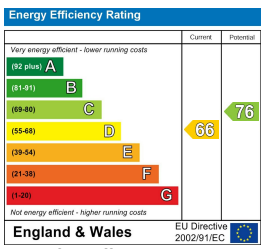


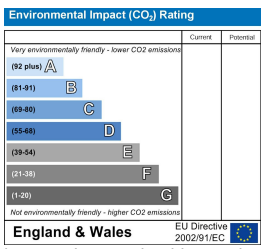
Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.
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