



MATTHEW JAMES

Property Services



73 Whatton Road, Derby, DE74 2DT

£995 Per Calendar Month

SUITABLE FOR PROFESSIONALS OR COMPANY.....CAN BE A 3 OR 4 BED.....OPTIONALLY FURNISHED.....BILLS INCLUSIVE PACKAGE AVAILABLE,,,,,, A good size semi detached property located in the heart of Kegworth village, Derbyshire. Briefly comprising of large fitted kitchen with dining table and sofa space, utility room, downstairs bathroom with bath and over head shower, three double bedrooms to the first floor with large wet room, lounge that could be used as a double bedroom to make it a four bed property, conservatory and good size garden with patio area. Furniture is optional upon request and a bills package can be negotiated.

Lounge/Bedroom

Large room that can be used as a sitting room or a double bedroom

Kitchen Diner

Large fully fitted kitchen with dining space with seating and TV area and doors leading to utility room and bathroom

Utility Room

Houses the boiler and plumbed for washing machine with space for a tumble dryer

Bathroom

Bath with over head shower, toilet and sink

Conservatory

Good size area window surround

Double Bedroom

really big double bedroom with luxury vinyl tiled floor

Double Bedroom

Large double bedroom with carpet

Double Bedroom

Standard size double bedroom with carpet

Wet Room

Large wet room with w.c, power shower and sink

Rear Garden

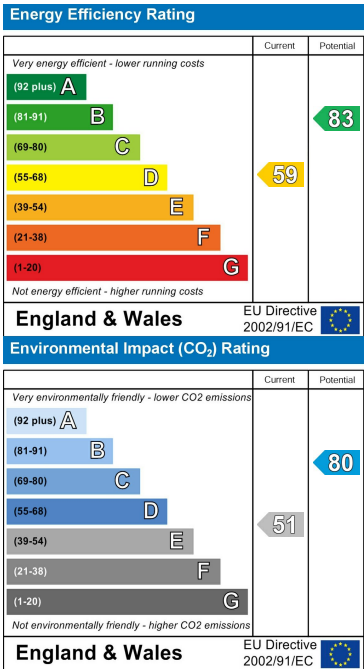
Large patio area has been created with lawn on second tier

Floor Plan

Area Map



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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