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23 Lime Grove, Ashbourne, Derby, DE6 1HP
£645 per calendar month Deposit £750 Unfurnished

GENERAL DESCRIPTION

A versatile semi-detached house offering comfortable and spacious accommodation located in a popular residential area.

The property briefly comprises; attractive fitted dining kitchen with integrated appliances, lounge, 3 good sized bedrooms, bathroom (with shower over bath) & separate toilet. GCH and double glazed throughout with exception of entrance porch.

There is off road parking to the front of the property also providing access to the integral single garage. To the rear there is an enclosed garden (mainly laid to lawn), and patio area.

Good access to local amenities and commuter links.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH leading to:

LOUNGE (10'9" x 17'9") Having full height picture window to front aspect with main feature of the room being an electric 'wood burner effect' fire. Laminate flooring, smoke detector and t.v. point. Door leading through to hall and stairs and also;

DINING KITCHEN (19'6" x 7'7") With two windows to rear aspect the room is fitted with an attractive range of base and eye level units in beech finish, and mottled grey laminate roll edge work surface. Integral gas oven and 4 ring hob with extraction canopy over , Electrolux dishwasher & washing machine. Ceramic tiled flooring. Further door leading to large rear porch area and garden.



REAR PORCH having ceramic tiled floor, power and vent for tumble drier.

FIRST FLOOR

L shaped staircase (with storage under) leading from hallway adjacent to lounge.

AIRING CUPBOARD concealing combination boiler.

BEDROOM 1 (8'7" x 14'2") With fitted carpet, window to front aspect and telephone point.

BEDROOM 2 (10'9" x 10') With laminate floor and window to front aspect.

BEDROOM 3 (10'10" x 8'7") With fitted carpet, window to rear aspect, and integral storage cupboard.

SEPARATE TOILET with low level W.C. in white, laminate floor and opaque window to rear aspect.

BATHROOM having a white suite comprising pedestal wash hand basin and bath with 'Mira' electric shower over. Room being part tiled with laminate flooring.

OUTSIDE

Off road parking to the front of the property with access to the integral single garage. To the rear is a private garden mainly laid to lawn with a good sized patio area.

