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The Old Meynell, Church Lane, Kirk Langley, Derbyshire DE6 4NG
£725 per calendar month Unfurnished Deposit £825

GENERAL DESCRIPTION

A versatile, well presented, semi detached cottage located in rural surroundings in the village of Kirk Langley.

With open views to front and rear the property briefly comprises entrance hall, large lounge/dining room, dining kitchen, 3rd bedroom or study on the ground floor, whilst to the first floor there are 2 bedrooms and bathroom.

To the rear is a charming traditional cottage garden with enclosed patio, lawned areas and well stocked shrub borders leading to open countryside beyond. Opposite the cottage is a private, gated parking area. The cottage is double glazed throughout and has GCH.

Kirk Langley is approximately 3 miles from Derby just off the main A52, having excellent access to all major commuter links.

No Pets.

ACCOMMODATION

GROUND FLOOR:

ENTRANCE HALL with quarry tile flooring, under stairs storage cupboard and door leading to;

LOUNGE/DINING ROOM (22'04" max x 13'06") having dual windows to the front aspect with hatchway through to kitchen. Main area has fitted carpet with ceramic tile flooring to rear. At the head of the room is a character brick fireplace with stone hearth housing multi fuel burner. T.v. and Sky aerial points.

DINING KITCHEN (14'10" x 12'10" max) fitted with a range of wood fronted base and eye level cabinets with laminate work surface incorporating a stainless steel sink unit, electric hob and oven (with extraction canopy above). Other appliances include dishwasher, fridge and freezer with allocated space and plumbing for washing machine. As the lounge there is a brick/stone fireplace housing multi fuel burner. Window to side aspect with quarry tile flooring.



Stone steps from kitchen lead to;

STUDY/BEDROOM 3 (8'11" x 7'10") flexible room with window to side aspect, fitted carpet and telephone point.

INNER HALLWAY from lounge, leading to kitchen, also having double French doors to rear patio area and garden, and staircase to first floor.

FIRST FLOOR:

STAIRCASE from INNER HALL has storage cupboard at head of stairs housing 'Worcester Bosch' gas boiler with further cupboard off landing providing additional storage.

BATHROOM with windows to rear aspect, pine flooring, heated towel rail appointed with a white three piece bathroom suite comprising 'deep' bath with shower above (and screen fitted), pedestal wash hand basin and low level w.c..



BEDROOM 1 (13'01" x 9'09") with window to rear aspect, fitted carpet and ornamental iron fireplace.

BEDROOM 2 (8'09" x 5'07") with window to rear aspect, fitted carpet and integral shelving unit.

OUTSIDE

With open views of the surrounding countryside to both the front and rear, opposite the cottage is a gated private parking area, whilst to the rear, is a charming garden with enclosed patio area and lawns surrounded by mature shrubs.



VIEWING: By appointment through Dove Property