whitegates









Kenilworth Drive, Kirk Hallam, DE7 4EW

3 1 2 EPC C

£925 PCM



Kenilworth Drive, Kirk Hallam, DE7

3 bedrooms
1 bathroom
2 reception rooms

£925 PCM

Available From: Now
Security Deposit: 5 Weeks Rent
Council Tax Band: A

- Semi Detached House
- Council Tax Band A
- Three Bedrooms, Two Receptions
- Gas C/H, UPVC Double Glazed
- Downstairs WC
- Re-Fitted Kitchen
- Good Size Gardens

Semi detached house in a sought after location which has gas central heating and UPVC double glazing. Entrance hall, lounge, dining room, re-fitted kitchen, rear lobby and a downstairs WC. Landing, three bedrooms and a bathroom. Front garden and a good size rear garden.

Entrance Hall

Stairs to the first floor landing, radiator and a UPVC double glazed door and window.

Lounge

12' x 13'10" (3.66m x 4.22m)

UPVC double glazed window and a radiator.

Dining Room

8' x 6'9" (2.44m x 2.06m)

UPVC double glazed window and a radiator.

Kitchen

8'11" x 9'3" (2.72m x 2.82m)

Range of modern fitted base and eye level kitchen units with roll top work surfaces and tiled splash areas. Under stairs storage cupboard, radiator, built in pantry and a UPVC double glazed window.

Rear Lobby







6'7" x 5'5" (2m x 1.65m)

UPVC double glazed door. Eye level unit and a roll top work surface.

WC

Low flush WC and a wall mounted combination boiler.

Landing

Access to the loft space and a built in storage cupboard.

Bedroom One

13'11" x 9'9" (4.24m x 2.97m)

UPVC double glazed window and a radiator.

Bedroom Two

13'9" x 9' (4.2m x 2.74m)

UPVC double glazed window and a radiator.

Bedroom Three

9'9" x 6'1" (2.97m x 1.85m)

UPVC double glazed window, built in storage cupboard, built in wardrobe.

Shower Room

9'1" x 5'8" (2.77m x 1.73m)

Step in shower cubicle, low flush WC, pedestal hand wash basin, tiled splash areas, radiator and two UPVC double glazed windows.

Front

Lawned front garden with gated pedestrian access along the side of the property to the rear.

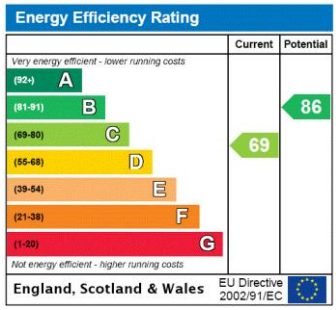
Rear

Patio area leading to a good size garden.









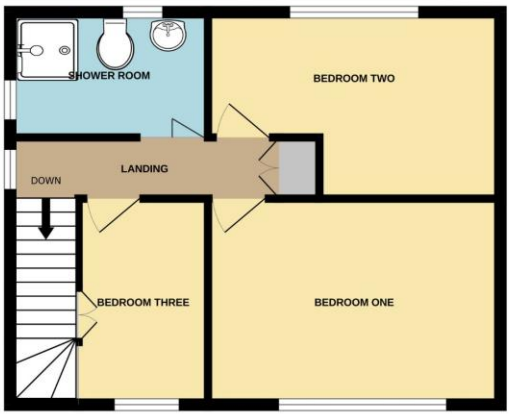




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these lettings particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential tenants are advised to recheck the measurements.