



The Hythe
5 Shakespeare Meadows
Repton
Derbyshire
DE65 6SB

£1,295 Per Calendar Month

- Close to local amenities and transport links
- Gas fired central heating Sealed unit double glazing Entrance hall
- Sitting room with decorative fireplace
- Well appointed breakfast kitchen
- Spacious conservatory/dining room
- Principal bedroom to first floor with luxury en suite
- Two further double bedrooms Well appointed family bathroom with electric shower
- Delightful enclosed rear garden Single integral garage
- Block paved driveway providing ample off-street car standing
- Well worthy of internal inspection

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

The charming historic village of Repton is noted for its period architecture and famous public school. There is an excellent range of local amenities within the village and is convenient for local centres including Burton upon Trent (four miles to the south west) and the city of Derby (eight miles to the north). Major local trunk roads provide onward access to East Midlands International Airport and many other Midland and Northern centres plus the motorway network including the M1 and M42 together with the M6 and Stoke on Trent via the A50 and A38.

ACCOMODATION TO GROUND FLOOR

ENTRANCE HALL

With central heating radiator, stairs leading to the first floor. Obscure double glazed window to the side. Doorway leads to

SPACIOUS OPEN PLAN LIVING / DINING ROOM

6.37 x 3.72 (20'11" x 12'2")

With two useful storage cupboards. Feature fireplace incorporating a decorative stove. Two central heating radiators, ample dining space, sealed unit double glazed windows to the front elevation. Doorway leads to





BREAKFAST KITCHEN

4.00 x 2.56 (13'1" x 8'5")

With a range of fitted base, wall and drawer units having matching cupboard fronts, laminated preparation surfaces with one and a quarter sink unit with modern mixer tap. Complementary ceramic wall tiling, integrated dishwasher, electric fan assisted oven. Built in combination oven. Integrated refrigerator and inset four ring electric hob. Ceramic floor tiling, sealed unit double glazed windows to both side and rear elevations. Doorway leads to

LIGHT AND SPACIOUS CONSERVATORY / DINING ROOM

5.65 x 3.80 (18'6" x 12'6")

With ceramic floor tiling, double central heating radiator and sealed unit double glazed windows to both side and rear elevations. Upvc double glazed panelled double doors lead to the rear garden. Doorway from conservatory leads to next heading.

SINGLE INTEGRAL GARAGE

With wooden up and over door. Power and lighting and wall mounted Worcester combination boiler servicing the central heating and hot water systems.

TO THE FIRST FLOOR

SEMI GALLERIED LANDING

With useful airing cupboard and sealed unit double glazed window to the side



BEDROOM ONE

3.85 x 3.43 (12'7" x 11'3")

With built in wardrobes, central heating radiator, TV aerial point and sealed unit double glazed windows to the front. Doorway leads to

BEDROOM TWO

4.70 x 2.67 (15'5" x 8'9")

With central heating radiator, built in wardrobes and sealed unit double glazed windows to both rear and side elevations.

BEDROOM THREE

3.03 x 2.45 (9'11" x 8'0")

With central heating radiator and sealed unit double glazed window the rear elevation.

FAMILY BATHROOM

With full suite comprising panelled bath, low flush WC and pedestal wash hand basin. Ceramic wall tiling, central heating radiator, electric shower with screen over the bath. Sealed unit obscure double glazed windows to the rear elevation.

DIRECTIONAL NOTE

From Derby city centre proceed along the main A38 travelling through Littleover continuing on the main A38 taking the turning left where signposted for Willington. When entering Willington at the mini traffic island take the turning right travelling through the



village centre where signposted towards Repton. When entering Repton travel slightly through the village along the main road and Shakespeare Meadows is then situated on the left hand side.

SPECIFIC REQUIREMENTS

To be let on an unfurnished basis. No smokers. Available from 6th January 2025.

PROPERTY RESERVATION FEE

One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. NO APPLICATION FEES!

DEPOSIT

5 Weeks Rent.

ADDITIONAL INFORMATION

Property construction: Brick & Tile

Parking: Off Road Parking

Electricity supply: MAINS -

Gas Supply: MAINS

Water supply: MAINS - Severn Trent

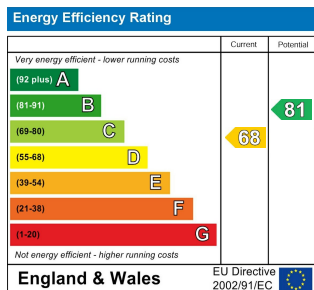
Sewerage: MAINS

Heating: Gas Central Heating

Broadband type: BT Openreach, up to 71 Mbps. Please check Ofcom website.

VIEWING

Strictly by arrangement through Scargill Mann & Co - Burton Office.



SALES OFFICE
 Unit 17 Eastgate Business Centre
 Eastern Avenue
 Burton upon Trent
 DE13 0AT
 T: 01283 548194 /01332 208820
 E: sales@scargillmann.co.uk

LETTINGS OFFICE
 17 Mallard Way
 Pride Park
 Derby
 DE24 8GX
 T: 01332 206620
 E: lettings@scargillmann.co.uk