



12 Rawson Close

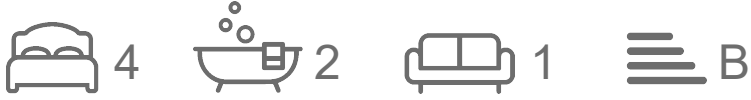
Mickleover, Mickleover, DE3 0AJ

**** STUNNING POSITION WELL PRESENTED PROPERTY WITH NO UPWARD CHAIN **** Modern detached property offering a hall with guest cloakroom, lounge with bay window, fitted dining kitchen, four first floor bedrooms, master with an en suite and wardrobes, family bathroom. Enclosed garden, tandem drive and a single garage. EARLY VIEWING IS HIGHLY RECOMMENDED.

£340,000

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HALL

CLOAKROOM

LOUNGE

17'2" x 11'2" (5.25 x 3.42)

FITTED DINING KITCHEN

20'2" x 10'2" (6.17 x 3.1)

UTILITY ROOM

FIRST FLOOR LANDING

BEDROOM 1

10'7" x 8'5" (3.25 x 2.57)

ENSUITE

BEDROOM 2

11'7" x 7'11" (3.54 x 2.43)

BEDROOM 3

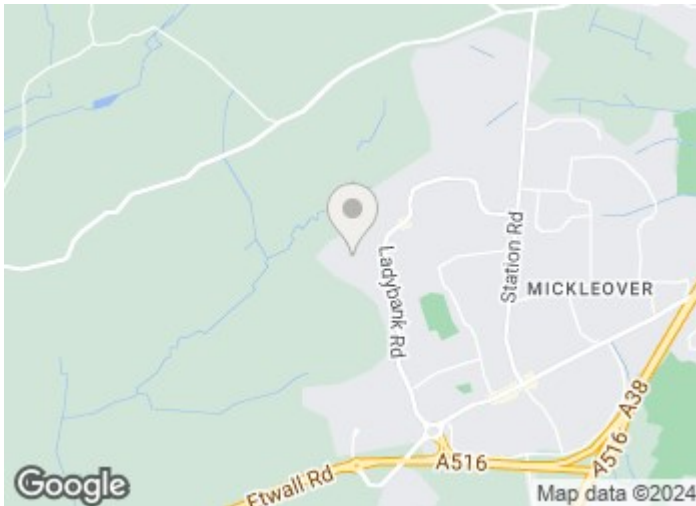
10'3" x 6'11" (3.14 x 2.13)

BEDROOM 4

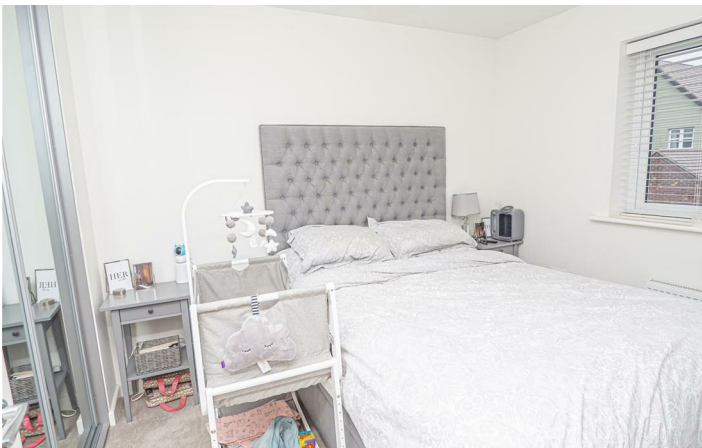
8'5" x 7'6" (2.57 x 2.29)

BATHROOM

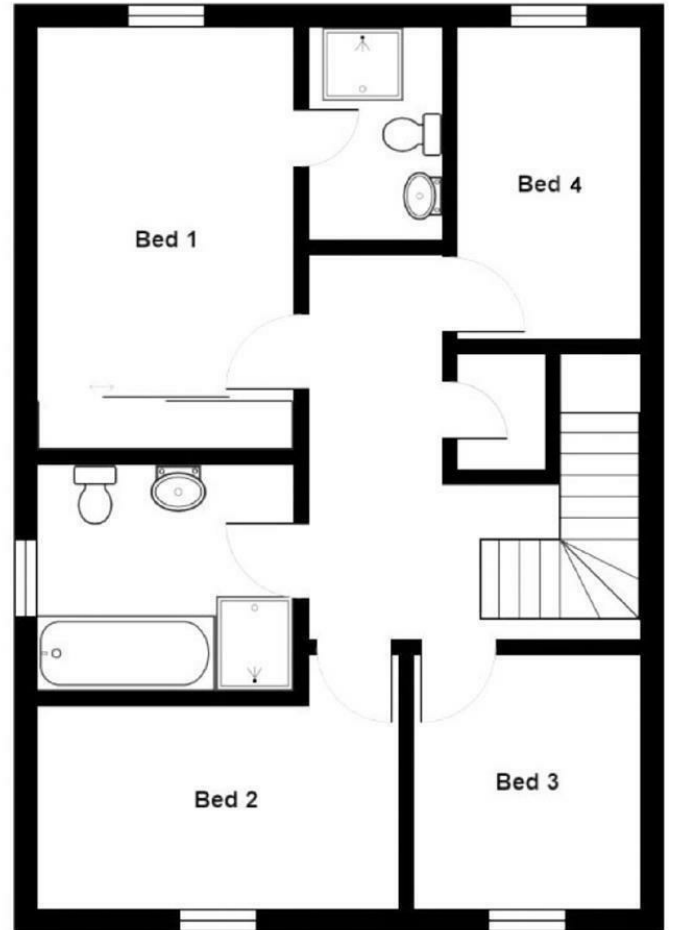
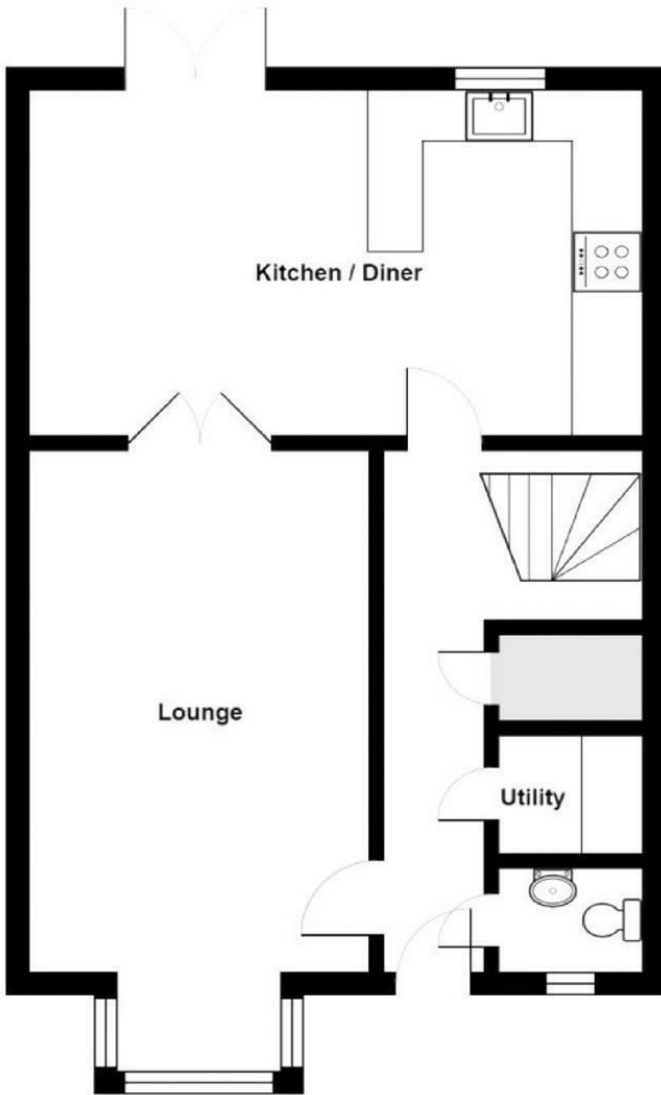
OUTSIDE



[Directions](#)



Floor Plan



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	