



## 3 Bed House - Semi-Detached

12A The Hollow, Mickleover, Derby DE3 0DH

Offers Around £310,000 Freehold



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& Company**

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- A Spacious Semi-Detached Property
- Well Presented Family Home
- Entrance Hall, Lounge, Dining Room & Conservatory
- Three Double Bedrooms & Bathroom
- Generous Block Paved Driveway
- Generous Rear Garden & Detached Brick Built Store/Workshop
- Gas Central Heating & Double Glazing
- Front and Rear Views over Fields
- Potential For Extension (subject to necessary planning consent being granted)

LITTLEOVER SCHOOL CATCHMENT AREA – A well presented THREE DOUBLE BEDROOM semi-detached family home with generous garden with attractive views over fields to front and rear. This property offers a highly sought after location within easy walking distance of Mickleover village centre and the local Brookfield Primary School. A true feature of this home is the extensive rear garden plot and this generous plot also offers exciting potential for extension (subject to necessary planning consent being granted)

The property has a combination boiler gas central heating system, UPVC double glazing, and in brief comprises: entrance hallway, lounge, dining room, conservatory and breakfast kitchen. The first floor landing leads to three double bedrooms and bathroom.

Outside to the front the property offers generous block paved driveway providing ample off road parking and then there is gated access to the generous enclosed rear garden with paved patio, extensive lawn and planting borders.

An early internal inspection is strongly recommended as properties in this location generate a strong level of interest.

#### THE LOCATION

Mickleover is an extremely popular residential suburb of Derby approximately 3 miles from the city centre providing a first class range of local amenities including a supermarket, a range of shops, doctors and dentists.

Leisure facilities include Mickleover Golf Course, walks in nearby open countryside and access to the local cycle network. Excellent transport links are close by including easy access to the A38 and A50 trunk roads and the M1 motorway.

There are good schools at primary and secondary level with the property falling within the catchment area for the noted Brookfield Primary School and Littleover Community School and private education is also available at Derby High School and Derby Grammar School.

#### ACCOMMODATION



## GROUND FLOOR

### Entrance Hall

Panelled entrance door with glazed inset provides access to hallway with solid oak wood flooring, central heating radiator, wooden dado rail, built-in storage cupboards housing the fuse box and electric meter, staircase to the first floor with understairs storage cupboard and double glazed window to the front elevation.



### Kitchen

12'2" x 8'7" (3.71m x 2.62m)

A range of fitted base cupboards and drawers with roll-edge laminated work surfaces, complementary wall mounted cupboards, mini breakfast bar area, mosaic tiled splashbacks, integrated electric oven and gas four ring hob with extractor unit over, sink unit with mixer tap, wall mounted Glow Worm combination boiler, coving to ceiling, ceramic tiled flooring, built-in display cabinets, double glazed windows and double glazed door to the rear garden.



## Lounge

12'2" x 11'11" (3.71m x 3.63m)

Featuring a fireplace with timber surround, marble hearth, matching back plate and inset living flame gas fire, wooden picture rail, coving to ceiling, TV point, central heating radiator, double opening doors to the dining room and further doors opening into the conservatory.



## Dining Room

11'11" x 9'11" (3.63m x 3.02m)

Having wood effect laminate flooring, central heating radiator, coving to ceiling and double glazed window to the front elevation.



## Conservatory

9'9" x 9'3" (2.97m x 2.82m)

Featuring UPVC double glazed windows, laminated tile-effect flooring, UPVC double glazed French doors to the rear garden and tinted poly carbonate roof.



## FIRST FLOOR

### Landing

Comprising single glazed window to the side elevation, central heating radiator, access to loft space and doors to all three bedrooms and bathroom.

### Master Bedroom

12'1" x 10'9" (3.68m x 3.28m)

Having a central heating radiator, wooden picture rail and double glazed window to the rear elevation.



### Bedroom Two

10'11" x 10'0" (3.33m x 3.05m)

Featuring central heating radiator, coving to ceiling and double glazed windows to the front elevation.



### Bedroom Three

11'11" x 9'11" (3.63m x 3.02m)

An L-shaped room with central heating radiator, coving to ceiling and double glazed window to the rear elevation.





## Bathroom

10'0" x 6'1" (3.05m x 1.85m)

Appointed with a low level WC, pedestal wash handbasin, corner bath, shower cubicle with wall mounted shower unit, laminated stone-effect tiled flooring, ceramic tiled splash backs, modern chrome heated towel rail and double glazed obscured window to the front elevation.



## OUTSIDE

### Frontage & Driveway

To the front of the property there is a generous, block paved driveway with planting borders and brick retaining wall.



### Detached Brick Built Store/Workshop

18'3" x 7'0" (5.56m x 2.13m)

Accessed via a glass panelled entrance door with power and light.

### Generous Enclosed Rear Garden

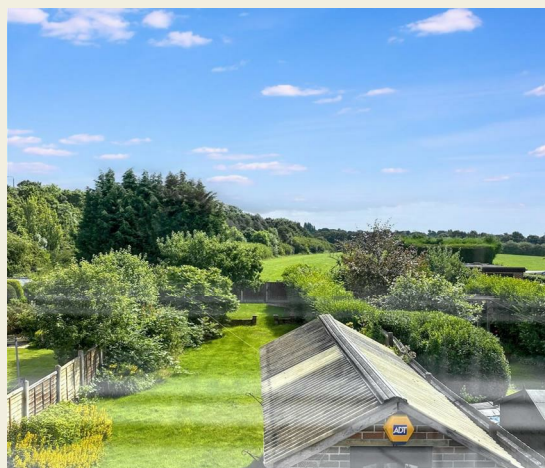
With paved patio, extensive lawned area with herbacious borders, separate lawned section to the bottom of the garden with apple tree and fence/hedgerow boundary.



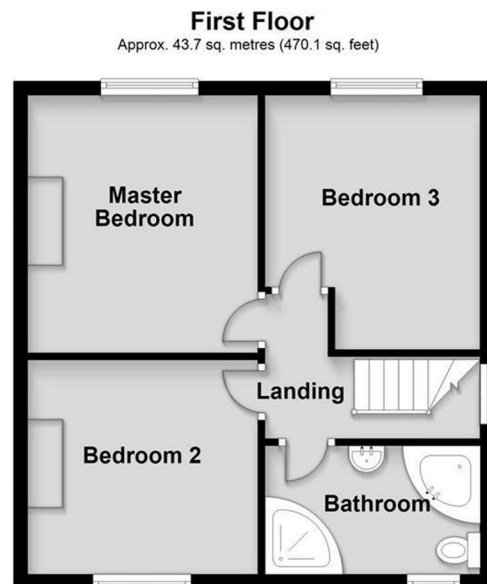
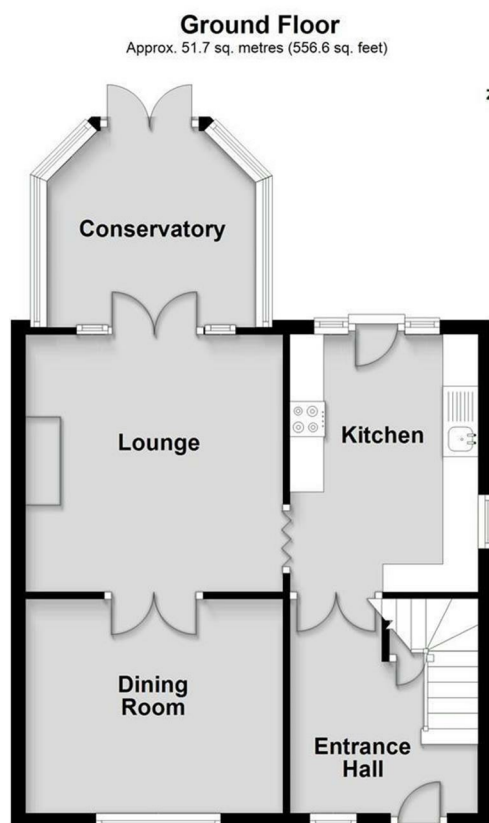
## Views to the Front



## Views to the Rear




Council Tax Band: C




Total area: approx. 95.4 sq. metres (1026.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan. The 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 by any prospective purchaser as a guide to the layout.  
Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
		<b>81</b>
	<b>61</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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