



26 Leche Croft, Belper

Belper



Offers Over £240,000





26 Leche Croft

Belper, Belper

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- Freshly refurbished
- No Chain
- 3 bedrooms
- 2 reception rooms
- Cul-de-sac location
- Gardens and driveway





Entrance Hall

Entrance hallway with high level UPVC window to the front elevation and ample space for coat hanging. Stairs leading to the first floor and door into the lounge.

Lounge

13' 8" x 12' 11" (4.16m x 3.94m)

Light-filled through lounge – A tranquil, well-proportioned space with a soft flow of natural light from the uPVC window to the front elevation. Clean lines and a central heating radiator create a calm and comfortable setting, with an open aspect leading seamlessly into the dining kitchen.

Dining kitchen

16' 2" x 9' 11" (4.92m x 3.02m)

Calm and contemporary dining kitchen – Appointed with a sleek range of pale grey gloss wall and base units, complemented by a built-in oven, ceramic hob, and stainless steel chimney-style extractor. A discreet corner cupboard houses the central heating boiler. There's space for both a washing machine and upright fridge freezer, while recessed spotlights and a roll-edge work surface add a clean, modern finish. Soft herringbone-effect vinyl flooring runs throughout, adding texture without fuss. A radiator warms the dining area, where patio doors open to the conservatory. A uPVC window frames views of the rear garden, drawing in natural light.

Conservatory

8' 2" x 8' 4" (2.48m x 2.54m)

Modern conservatory – A peaceful extension of the living space, featuring ceramic tiled flooring and uPVC windows that invite in natural light from all angles. A central heating radiator ensures year-round comfort, while French doors to the side elevation offer effortless access to the rear garden – perfect for quiet mornings or relaxed evenings.

Bedroom one

12' 8" x 9' 9" (3.87m x 2.97m)

Peaceful double bedroom – Light and well-proportioned, this room features a fitted wardrobe for





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GARDEN

Enclosed rear garden with artificial lawn, patio area and garage/store and additional shed.

DRIVEWAY

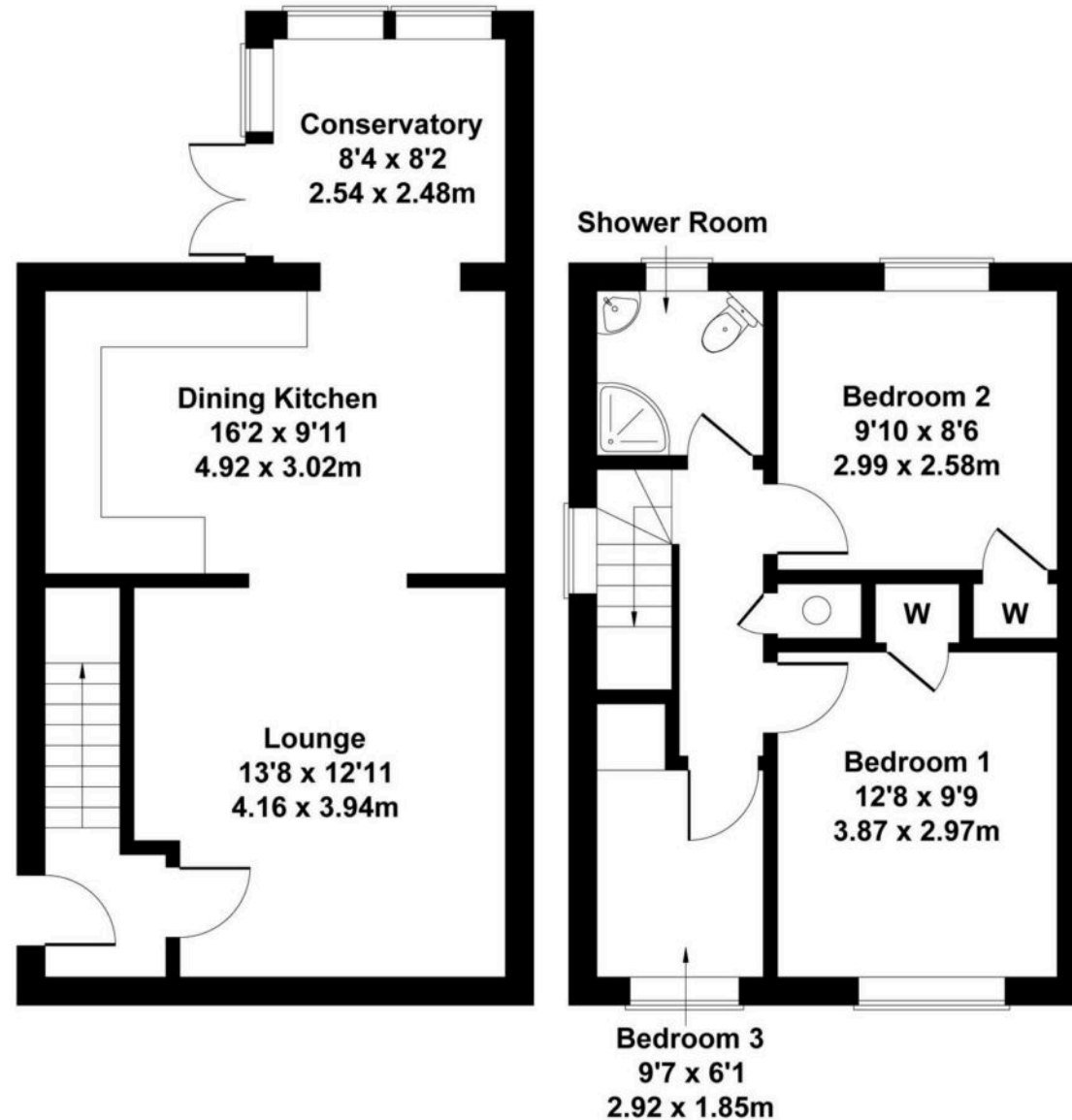
2 Parking Spaces

Tarmac drive providing off road parking.



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Approximate Gross Internal Area
850 sq ft - 79 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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