



The Leys, Little Eaton Derby DE21 5AR

welcome to

The Leys, Little Eaton Derby

Located in the popular area of The Leys, this well-presented three-bedroom semi-detached home offers spacious living. Featuring a bright lounge, a kitchen-diner leading to a conservatory, and a large rear garden. With a driveway, modern bathroom, and great local amenities.





Ground Floor



First Floor

Living Room

14' 8" APPROX x 12' 1" APPROX (4.47m
APPROX x 3.68m APPROX)

Kitchen

17' 9" APPROX x 8' 3" APPROX (5.41m
APPROX x 2.51m APPROX)

Conservatory

12' 2" APPROX x 8' 8" APPROX (3.71m
APPROX x 2.64m APPROX)

Bedroom 1

11' 2" APPROX x 8' 9" APPROX (3.40m
APPROX x 2.67m APPROX)

Bedroom 2

7' 9" APPROX x 7' 9" APPROX (2.36m
APPROX x 2.36m APPROX)

Bedroom 3

11' 4" APPROX x 9' 2" APPROX (3.45m
APPROX x 2.79m APPROX)

Bathroom

5' 6" APPROX x 5' 5" APPROX (1.68m
APPROX x 1.65m APPROX)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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The Leys, Little Eaton Derby

- Three-bedroom semi-detached home
- Spacious lounge with large front window
- Kitchen-diner leading to a conservatory
- Two double bedrooms and one single bedroom
- Modern three-piece family bathroom

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers in the region of
£265,000



Please note the marker reflects the
postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY120407



Property Ref:
DBY120407 - 0006

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