



Lidgate Close, Mickleover Derby DE3 0TS

welcome to

Lidgate Close, Mickleover Derby

Bagshaws Residential welcome to the market this WELL PRESENTED detached family home offering accommodation comprising: entrance hall, cloaks WC, lounge, modern kitchen, dining room, conservatory and the first floor are four bedrooms and family bathroom. Garage, garden & driveway.



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 inspectors. Powered by www.focalagent.com

Access to the property is gained via:

Entrance Door:

Leading into:

Entrance Hallway:

With laminate flooring throughout and storage cupboard; stairs to the first floor accommodation; doors off to:

Guest Cloakroom:

With laminate flooring , low level w.c.; wash hand basin; frost window the side.

Lounge:

Having double glazed box bay window; double glazed window; feature stone fireplace with side plinth; beams to the ceiling.

Dining Room:

12' 9" x 8' 9" (3.89m x 2.67m)

Having laminate flooring; double glazed patio door looking into conservatory; archway into kitchen; door leading into:

Conservatory:

Irregular shaped room. Being of timber construction; tiled flooring and power points, door leading to the rear garden.

Kitchen:

10' 7" x 10' 2" (3.23m x 3.10m)

A fitted kitchen comprising sink and drainer set in a base unit; further wall base and drawer units ; with feature upstand to worktops, space for range style cooker with complementary splashback; cooker hood, integrated fridge & freezer; plumbing for washing machine; integral dishwasher; central heating boiler; double glazed window;

Stairs From The Hallway:

Leading to:

First Floor Landing:

With loft access hatch; double glazed window; airing cupboard housing the cylinder; doors off to:

Bedroom One:

12' 6" x 12' 2" (3.81m x 3.71m)

With built in wardrobes with overhead cupboards; double glazed window to the rear.

Bedroom Two:

12' 5" x 9' 6" (3.78m x 2.90m)

Having built in wardrobes with overhead cupboards; double glazed window to the front.

Bedroom Three:

12' 5" x 9' 6" (3.78m x 2.90m)

With built in wardrobes with overhead cupboards; double glazed window the front.

Bedroom Four:

13' 11" x 7' 1" (4.24m x 2.16m)

double glazed window the rear

Wet Room:

Having wall mounted shower; low level w.c.; wash hand basin; complementary tiling; double glazed frosted window.

Outside:

To the front of the property the block paved driveway provides off road parking leading to the car port and garage. The rear garden has artificial turf area, paved patio area, raised rockery and timber fence boundaries.

Garage:

21' 8" x 9' 8" (6.60m x 2.95m)

With up and over door to the front and side uPVC window & door ; power and lighting.



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Lidgate Close, Mickleover Derby

- FOUR BEDROOM DETACHED
- NO CHAIN
- OFF ROAD PARKING, GARAGE & PRIVATE ENCLOSED REAR GARDEN
- SUPERB FAMILY HOME
- Council tax band - D

Tenure: Freehold EPC Rating: Awaited

£335,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MVR108243 - 0005

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