









welcome to

Lidgate Close, Mickleover Derby

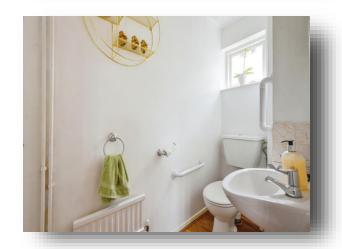
Bagshaws Residential welcome to the market this WELL PRESENTED detached family home offering accommodation comprising: entrance hall, cloaks WC, lounge, modern kitchen, dining room, conservatory and the first floor are four bedrooms and family bathroom. Garage, garden & driveway.













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.





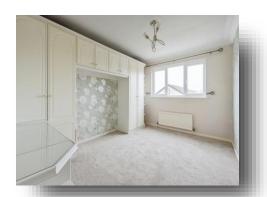
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- FOUR BEDROOM DETACHED
- NO CHAIN
- OFF ROAD PARKING, GARAGE & PRIVATE ENCLOSED REAR GARDEN
- SUPERB FAMILY HOME
- Council tax band D

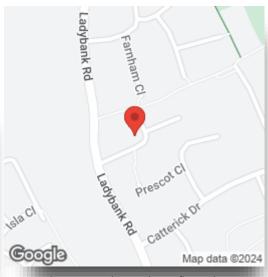
Tenure: Freehold EPC Rating: Awaited

£335,000









Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/MVR108243

House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Property Ref: MVR108243 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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