



**Loxton Court, Mickleover Derby DE3 0PH**



**welcome to**

**Loxton Court, Mickleover Derby**

Bagshaws Residential welcome to the market this detached family home offering accommodation comprising: lounge, further reception room, kitchen, three bedrooms & family bathroom.



**Entrance Door :**

leading into :

**Lounge**

17' 6" MAX x 13' 6" MAX ( 5.33m MAX x 4.11m MAX )  
With double glazed window to the front, stairs rising to first floor with cupboard underneath, gas fire with feature stone surround, archway to the dining area and door to kitchen.

**Dining Room**

11' 5" x 9' 2" ( 3.48m x 2.79m )  
entering through arch in the lounge with sliding doors into the garden room.

**Kitchen**

fitted kitchen comprising one and a half bowl stainless steel sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; integrated double oven , four ring gas hob and cooker hood over; plumbing for washing machine; integral firdge, double glazed window to the side elevation.

**Garden Room**

With double glazed window the side and sliding doors opening on the rear garden, and internal door to :

**Cloakroom**

with low level wc and wash hand basin, frosted window to the side elevation

**First Floor Landing**

with doors to all bedrooms and family bathroom with loft hatch to the roof space

**Bedroom One**

13' 7" x 10' 1" ( 4.14m x 3.07m )  
fitted with fitted robes and dresser , double glazed window to the front

**Bedroom Two**

10' 10" x 11' 4" ( 3.30m x 3.45m )  
with integral cupboard housing the combi boiler and

double glazed window to the rear.

**Bedroom Three**

10' 7" x 7' 3" ( 3.23m x 2.21m )  
with fitted robes and double glazed window to the front.

**Family Bathroom**

Having bath with shower over; wash hand basin; low level w.c.; double glazed window to the side & rear elevation; complementary tiling.

**Outside**

The front garden is laid to lawn with with pathway leading to the entrance. The rear garden is mainly laid to lawn with mature flower and shrub borders and block paved patio area and timber fenced boundaries. Double gates with drive and access to the garage.

**Garage**

Good sized, detached garage, with up and over door to the front, power and light and window to the side.



**view this property online** [bagshawsresidential.co.uk/Property/MVR108229](http://bagshawsresidential.co.uk/Property/MVR108229)



welcome to

## Loxton Court, Mickleover Derby

- DETACHED
- THREE BEDROOMS
- GARAGE & OFF ROAD PARKING
- POPULAR LOCATION IN MICKLEOVER
- NO CHAIN, COUNCIL TAX BAND C

Tenure: Freehold EPC Rating: Awaiting

offers in the region of

**£280,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [bagshawsresidential.co.uk/Property/MVR108229](https://www.bagshawsresidential.co.uk/Property/MVR108229)



Property Ref:  
MVR108229 - 0009

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.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



**01332 518844**



[mickleover@bagshawsresidential.co.uk](mailto:mickleover@bagshawsresidential.co.uk)



14 The Square, Mickleover, DERBY, Derbyshire,  
DE3 0DD



[bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)