



**Kingsmuir Road, Mickleover Derby DE3 0PY**

**welcome to**

**Kingsmuir Road, Mickleover Derby**

This three bedroom, semi-detached property located in the quiet, sought-after area of Mickleover Village, featuring a spacious lounge with bow window, dining room, kitchen, three bedrooms, a family shower room. Externally there is off road parking, a detached garage, and the rear garden.



### **Entrance Porch**

With door leading to lounge and stairs leading to first floor.

### **Lounge**

13' 5" x 10' 4" ( 4.09m x 3.15m )

Generous sized lounge area with wood laminate flooring, feature gas fire, double glazed bow window to front, and radiator.

### **Kitchen**

10' 3" x 8' ( 3.12m x 2.44m )

Having a matching range of wall and base units with sink drainer, gas hob, double oven, wood laminate flooring, double glazed windows to the side and rear, and door to the rear leading to garden.

### **Dining Room**

10' 3" x 7' 3" ( 3.12m x 2.21m )

With wood laminate flooring, double glazed window to rear, and radiator.

### **Landing**

With doors to:

### **Bedroom One**

13' 8" x 8' ( 4.17m x 2.44m )

Double bedroom with fitted wardrobes, wood laminate flooring, double glazed window to front, and radiator.

### **Bedroom Two**

9' 2" x 9' 2" ( 2.79m x 2.79m )

Double bedroom with wood laminate flooring, double glazed window to rear, and radiator.

### **Bedroom Three**

10' 4" x 6' 8" ( 3.15m x 2.03m )

Double bedroom with wood laminate flooring, double glazed window to rear, and radiator.

### **Shower Room**

Three piece suite with shower, w/c, wash hand basin,

and double glazed frosted window to rear

### **External**

Externally the property has a driveway providing off-road parking for multiple vehicles and a detached garage. To the rear is the private enclosed garden that has a large patio area, easily maintainable laid-to-lawn area, with fenced borders.



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## Kingsmuir Road, Mickleover Derby

- THREE BEDROOM SEMI-DETACHED
- GENEROUS LOUNGE
- GOOD SIZE KITCHEN
- SEPARATE DINING ROOM
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: D

**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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**01332 518844**



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



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



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