



**Girton Way, Mickleover Derby DE3 9DG**

**welcome to**

**Girton Way, Mickleover Derby**

This three bedroom, link attached house comprises of; an entrance hallway, kitchen/diner, spacious living room, and the downstairs w/c, three sizeable double bedrooms, en suite to the master, and the family bathroom.



### **Entrance Hallway**

Gaining access to the property through the entrance doorway there is carpeted flooring and doors leading to the downstairs w/c, lounge and stairs to the first floor.

### **W/C**

With a window to the front elevation, central heating radiator, low level w/c, wash hand basin with complimentary splashback tillage.

### **Lounge**

14' 4" x 11' 7" ( 4.37m x 3.53m )

With a window to the front elevation, carpeted flooring, central heating radiator and a door leading to the kitchen.

### **Kitchen/Diner**

14' 8" x 9' 7" ( 4.47m x 2.92m )

With a window to the rear extension, laminate flooring, fitted kitchen comprising of a stainless steel sink set in a base unit, further base, wall and drawer units, integrated oven, gas hob, space for appliances, patio doors to the rear garden.

### **Landing**

With a window to the side elevation, cupboard, carpeted flooring, with doors leading to the bedrooms and bathroom.

### **Main Bedroom**

15' 4" x 12' 1" ( 4.67m x 3.68m )

With a window to the front elevation, carpeted flooring, door leading to the en suite.

### **En Suite**

With a window to the front elevation, tiled flooring, central heating radiator, low level w/c, wash hand basin with complimentary splashback tillage, shower compartment with complimentary tillage.

### **Bedroom Two**

15' 4" x 12' 7" ( 4.67m x 3.84m )

With a window to the rear elevation, carpeted flooring, central heating radiator.

### **Bedroom Three**

12' 6" x 8' 9" ( 3.81m x 2.67m )

With windows to the rear elevation, carpeted flooring, central heating radiator.

### **Bathroom**

With a window to the front elevation, tiled flooring, low level w/c, wash hand basin with complementary splashback tillage, bath.

### **External**

To the front of the property there is a shared driveway to the parking at the rear with two allocated parking spaces. With a step and ramp leading to the entrance door with mature shrubbery. To the rear there is a private and enclosed garden with a patio area leading to the laid-to-lawn grass and a paved walkway to the gate.



**view this property online** [bagshawsresidential.co.uk/Property/MVR108462](http://bagshawsresidential.co.uk/Property/MVR108462)



welcome to

## Girton Way, Mickleover Derby

- Spacious lounge
- Sizeable kitchen/diner
- Downstairs w/c, family bathroom and en suite to the master
- Three well-presented double bedrooms
- Private and enclosed rear garden

Tenure: Freehold EPC Rating: C

offers over

**£230,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [bagshawsresidential.co.uk/Property/MVR108462](https://www.bagshawsresidential.co.uk/Property/MVR108462)



Property Ref:  
MVR108462 - 0006

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)**