









welcome to

Laban Drive, Mickleover Derby

Situated in the sought after Derbyshire suburb of Mickleover, this three-storey family home comprises of an entrance hallway, lounge, kitchen, utility, three bedrooms, master en-suite, family bathroom, driveway, garage and rear garden. A great home for the lucky buyer. Call us now to view!













Entrance Hallway

Upon entry through the front door the entrance hallway gives access to the lounge and first floor landing. fitted with a radiator.

Lounge

12' 11" x 15' 7" (3.94m x 4.75m)

Spacious lounge finished with carpeted flooring, two radiators and double-glazed window to the front. Usefully a under stair cupboard for extra storage.

Kitchen

12' 6" x 11' 8" (3.81m x 3.56m)

Modern fitted kitchen comprising of a range of wall, base and drawer units with an integrated fridge-freezer, dishwasher, double-oven, induction hob, overhead extractor hood and one and a half bowl sink and drainer with a mixer tap. With space for additional appliances. Finished with hard tiled flooring, splash back tiling and french doors leading out to the rear garden. With room for a dining table and chairs, perfect for family meals.

Landing

First floor landing providing access to bedroom two, three and family bathroom, and the stairs to the second floor. Finished with carpeted flooring, a radiator, cupboard and double-glazed window to the front.

Bedroom Two

9' 7" x 11' 11" (2.92m x 3.63m)

Double bedroom finished with carpeted flooring, a radiator and double-glazed window to the front.

Bedroom Three

14' 7" x 8' 5" (4.45m x 2.57m)

Double bedroom finished with carpeted flooring, a radiator and double-glazed window to the rear.

Master Bedroom

23' 1" x 11' 8" (7.04m x 3.56m)

Spacious double bedroom on the second floor, finished with carpeted flooring, a radiator, double-glazed skylight window to the front, cupboards for extra storage and connecting dressing room with triple mirror door built in wardrobes. With access to the master en-suite.

Master En-Suite

Three-piece suite comprising of a low-level w/c, wash-hand basin and double shower. Finished with a skylight window and a vertical-ladder heated radiator/towel rail.

Bathroom

Four-piece suite comprising of a low-level w/c, washhand basin, shower cubicle and bath. Finished with tiled effect flooring, a towel radiator and frosted double-glazed window to the rear.

External

Externally, to the front, a driveway providing off-road parking and a single garage with an up and over door, power and lighting. To the rear, laid-to-lawn surrounded by patio slabbed paving, raised beds and enclosed with wooden fencing for privacy.





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Laban Drive, Mickleover Derby

- SEMI-DETACHED THREE-STOREY HOUSE
- THREE WELL-PROPORTIONED BEDROOMS
- SPACIOUS LOUNGE AND KITCHEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- OFF-ROAD PARKING FOR MULTIPLE VEHICLES

Tenure: Freehold EPC Rating: B

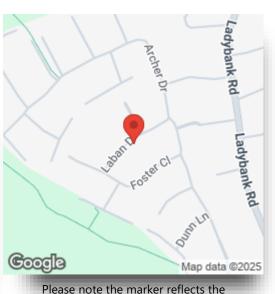
Council Tax Band: C

£319,950









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postcode not the actual property



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