



**Laban Drive, Mickleover Derby DE3 0AL**

**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, wash-hand 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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MVR108920 - 0008

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