









welcome to

Ladybank Road, Mickleover Derby

Situated in the sought-after Derbyshire suburb of Mickleover, comprising of an entrance hallway, lounge, dining room, kitchen, three bedrooms, family bathroom, driveway, garage and rear garden. Call us now to view!













Entrance Hallway

Upon entry through the front door the entrance hallway provides access to the lounge, dining room, kitchen, first floor landing and under stair cupboard. Finished with wood laminate flooring and a radiator.

Lounge

13' x 10' 1" (3.96m x 3.07m)

Well-presented lounge featuring an electric fireplace, finished with wood laminate flooring, a radiator, double-glazed window to the front and an archway flowing seamlessly into the dining area.

Dining Room

8' 10" x 10' 9" (2.69m x 3.28m)

Accessed through the lounge, finished with wood laminate flooring, a radiator and a double-glazed window and door to the rear opening out to the rear garden. A great space for family dining, with plenty of natural light flooding the room.

Kitchen

10' 4" x 7' 5" (3.15m x 2.26m)

Modern fitted kitchen comprising of base, wall and drawer units with an integrated four ring gas hob, double electric oven, microwave, one bowl stainless steel sink and fridge/freezer, with space and plumbing for additional appliances. Finished with wood laminate flooring, spotlights to the ceiling, a double-glazed window to the side and a door opening out to the rear garden.

Landing

First floor landing providing access to three bedrooms and the family bathroom.

Bedroom One

9' 11" x 13' 2" (3.02m x 4.01m)

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

Bedroom Two

10' 9" x 9' 11" (3.28m x 3.02m)

Double bedroom finished with carpeted flooring,

cupboard, a radiator and double-glazed window to the rear.

Bedroom Three

10' 4" x 6' 4" (3.15m x 1.93m)

Currently used as a walk in closet space, finished with carpeted flooring, fitted wardrobes, a radiator and double-glazed window to the front.

Bathroom

Three-piece suite comprising of a wash-hand basin, low-level w/c and bath with an overhead shower. Finished with tiled flooring, part-tiled walls and a frosted double-glazed window to the rear.

External

Externally, to the front, a block paved driveway providing off-road parking for multiple vehicles. To the rear, a well maintained lawn area with a wooden decking and a graveled area for seating, and a garage providing extra storage space.





welcome to

Ladybank Road, Mickleover Derby

- SEMI-DETACHED HOUSE SITUATED IN MICKLEOVER
- THREE BEDROOMS
- WELL-PRESENTED LOUNGE AND DINING ROOM
- OFF-ROAD PARKING FOR MULTIPLE VEHICLES
- PRIVATE AND ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: D

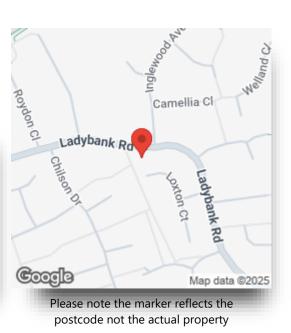
Council Tax Band: B

£250,000









view this property online bagshawsresidential.co.uk/Property/MVR109190



Property Ref: MVR109190 - 0002 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.

9 Time

bagshaws residential

01332 518844



mickleover@bagshawsresidential.co.uk



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



bagshawsresidential.co.uk

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.