



Ladybank Road, Mickleover Derby DE3 0PF

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.



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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



Please note the marker reflects the postcode not the actual property

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Property Ref:
MVR109190 - 0002

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