



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		73 c	82 B

View This Property!

Get in touch today on the contact details below and we'd be delighted to arrange a viewing of this property for you.

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Viewings Strictly By Appointment Only

We recommend our preferred partner law firms who are solicitors selected by Us for their experience and efficiency in providing conveyancing services. We receive a referral fee of £185 per completed transaction.

We recommend our preferred partner Mortgage intermediaries who are mortgage specialists available to provide you with the advice you need. We receive a referral fee of approximately £350 per completed transaction.

We recommend our preferred partner Insurance Company who provide Buildings and Contents Insurance. We receive a referral fee of approximately £25 per completed transaction.

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You are NOT obliged to use our preferred partner services.

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.

Murray Road, Mickleover, DE3 9LD | **Offers over £350,000 (Freehold)**

Spacious four bedroom detached family home, located in the sought after Mickleover area. The property boasts ample living space and is perfect for a growing family and benefits from uPVC double glazing, gas central heating, three reception rooms, good sized rear garden, ample off road parking and detached garage.

- Detached Family Home Located In A Popular location
- Three Reception Rooms
- Four Bedrooms
- Council Tax Banding D



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification of information. The Property Misdescription Act 1991 – The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.



PREMIER PROPERTY



Full Description

The accommodation requires some modernisation however has lots of potential and in brief comprises; Entrance hallway, ground floor cloakroom with W.C, family room, spacious lounge with feature fireplace, separate dining room and kitchen.

To the first floor can be found four good sized bedrooms, the master with fitted wardrobes and a family bathroom with three piece suite.

To the front of the property can be found a lawned garden alongside a driveway providing ample off road parking and having access to the single detached garage.

To the rear can be found a good sized enclosed garden, mostly laid to lawn with a paved patio area, fence and hedge boundaries and having gated access leading to the front of the property.

Murray Road is conveniently located close to public transport routes, local shops situated within Micklegate Village, well regarded schools and amenities. The property also benefits from excellent road links with the A38 and A50 road networks, leading to the M1 motorway and East Midlands Airport.

Measurements & Details

Entrance Hallway: 9' 8" x 6' 2" (2.94m x 1.88m)

WC: 4' 9" x 4' 5" (1.45m x 1.35m)

Living Room: 11' 7" x 15' 5" (3.53m x 4.70m)

Dining Room: 10' 5" x 9' 9" (3.17m x 2.97m)

Landing: 2' 7" x 9' 4" (0.79m x 2.84m)

Bedroom: 11' 8" x 15' 4" (3.55m x 4.67m)

Bedroom: 12' 6" x 8' 10" (3.81m x 2.69m)

Bedroom: 7' 3" x 13' 0" (2.21m x 3.96m)

Bedroom: 10' 5" x 9' 8" (3.17m x 2.94m)

Bathroom: 6' 1" x 6' 6" (1.85m x 1.98m)



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A Moving Experience