



**GADSBY**  
**NICHOLS**

13 Ingham Drive, Mickleover, Derby, DE3 0NY  
£259,000

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A WELL-PRESENTED, THREE-BEDROOMED DETACHED RESIDENCE, enjoying particularly favourable cul-de-sac location overlooking open space and a small copse, yet within walking distance of Mickleover centre and range of local amenities. The Royal Derby Hospital is readily accessible, and the property falls within the catchment area of Littleover Secondary School. Having the benefit of gas central heating, and UPVC double glazing, the accommodation briefly comprises: -

GROUND FLOOR, Entrance Hall, Lounge Dining Room, and Dining Kitchen. FIRST FLOOR, Three Bedrooms, and Bathroom. OUTSIDE, front driveway for car standing spaces, garage space to the rear, and pleasant landscaped rear garden. EPC D (2015), COUNCIL TAX BAND C.

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## THE PROPERTY



An excellent opportunity to acquire an affordable, detached residence, in the Mickleover area, with early internal inspection highly recommended to be fully appreciated. The property is well presented internally, and comprises; recessed entrance porch, entrance hall, lounge dining room, dining kitchen, three bedrooms, bathroom, car standing to the front, garage space to the rear, and approximate west-facing, landscaped rear garden.

## LOCATION



The property enjoys a particularly pleasant cul-de-sac setting, overlooking a small area of open space with copse, within minutes walking distance of Mickleover centre and range of amenities, to include; day-to-day shopping, doctors and dentist surgeries, places of worship, hair and beauty salons, eateries, public houses, leisure facilities, and highly regarded schooling, to include being within the catchment area of Littleover Secondary School. A regular bus services operates to Derby city centre, via the Royal Derby Hospital, and the A38 and A50 are within easy driving distance for commuting throughout the region.

## DIRECTIONS

When leaving Derby city centre by vehicle, proceed along Uttoxeter New Road towards Mickleover, continue over the ring road traffic lights, and across the Royal Derby Hospital traffic island, still on Uttoxeter New Road, proceeding through the cross-roads traffic lights, and over the A38 flyover, through the next set of lights into Mickleover centre, then at the mini traffic island turn left into Kipling Drive, at

the bottom turn right into Briarfield Way, and first right into Ingham Drive.

## VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13354.

## ACCOMMODATION

Having the benefit of gas central heating, and UPVC double glazing, the detailed accommodation comprises: -

## GROUND FLOOR

### RECESSED ENTRANCE PORCH

Having composite front entrance door opening to the: -

### ENTRANCE HALL

Having central heating radiator, and stairs to the front floor.

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**FRONT LOUNGE DINING ROOM**

4.55m x 4.55m max (14'11" x 14'11" max)



Having two wall light points, central heating radiator, and UPVC multi-pane double glazed bay window to the front enjoying aspects over the green and copse.



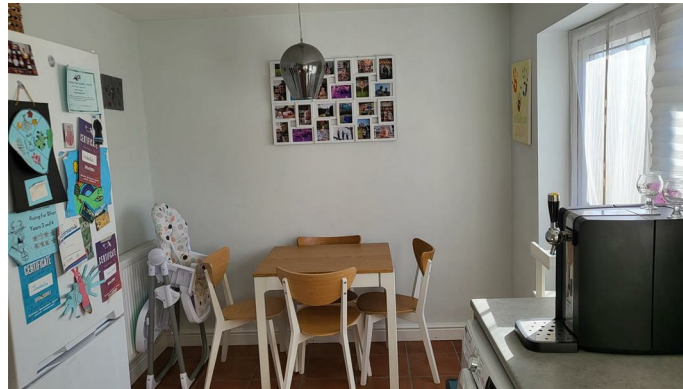
## 13 Ingham Drive, Mickleover, Derby, DE3 0NY

### DINING KITCHEN

4.52m x 2.54m (14'10" x 8'4")



Having modern cream fits comprising; two double corner base units, one single base unit, one double base unit, two double and one single wall units with part-glazed doors, one single wall unit, and further single wall unit housing the Ideal Logic wall-mounted gas-fired combination boiler providing domestic hot water and central heating, together with one-and-a-half bowl single-drainer sink unit, work surface areas with tiled splashbacks, tiled floor, central heating radiator, plumbing for automatic washing machine, UPVC multi-pane double glazed window to the rear, and UPVC double glazed door to the rear garden.



### FIRST FLOOR

#### LANDING

Having built-in cupboard.

#### FRONT BEDROOM ONE

3.96m x 2.46m max (13'0" x 8'1" max)



Having central heating radiator, and UPVC multi-pane double glazed window enjoying views over the green and copse.



#### REAR BEDROOM TWO

3.20m x 2.54m (10'6" x 8'4")



Having UPVC multi-pane double glazed window, and central heating radiator.

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### FRONT BEDROOM THREE

2.49m x 1.91m (8'2" x 6'3")



Having central heating radiator, and UPVC multi-pane double glazed window enjoying views over the front.

### BATHROOM

1.91m x 1.88m (6'3" x 6'2")



Having modern white suite comprising; low-level WC, pedestal wash hand basin, and panelled bath with rain shower fitting over and shower screen to the side, together with UPVC double glazed window, part-tiled walls, and heated chrome towel rail.



### OUTSIDE

#### FRONT GARDEN

Having block-paved driveway affording car standing spaces, and leading to the rear affording further car standing spaces, or potential garage space, subject to requirements and obtaining the usual planning and building regulation approvals.

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## REAR GARDEN



Pleasant, approximate west-facing, landscaped rear garden, having paved patio, lawn, flower and shrub borders, and enclosed by fencing for privacy.



## ADDITIONAL INFORMATION

### TENURE

We understand the property is held freehold, with vacant possession provided upon completion.

### DO YOU NEED A SURVEY?

If you are not buying one of our properties, but need a survey or valuation, please contact our offices for further information and advice on 01332 296396. We offer a range of surveys and valuations to cover all house types.

### ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

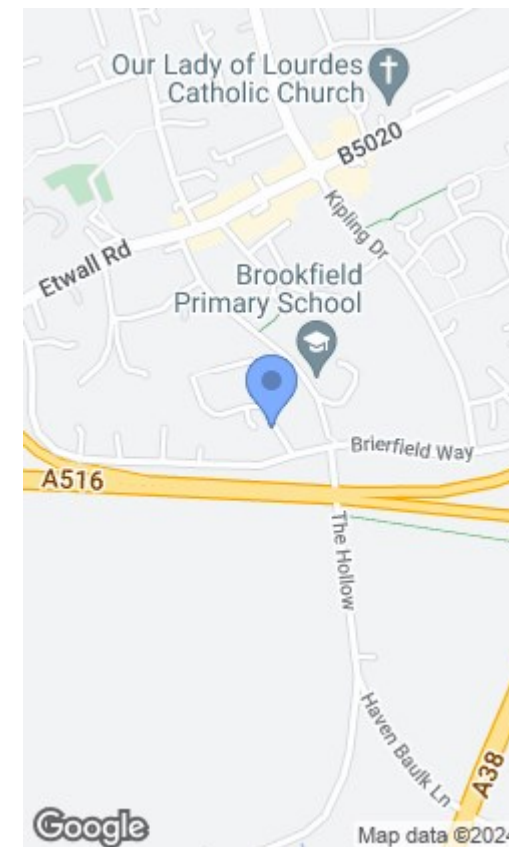
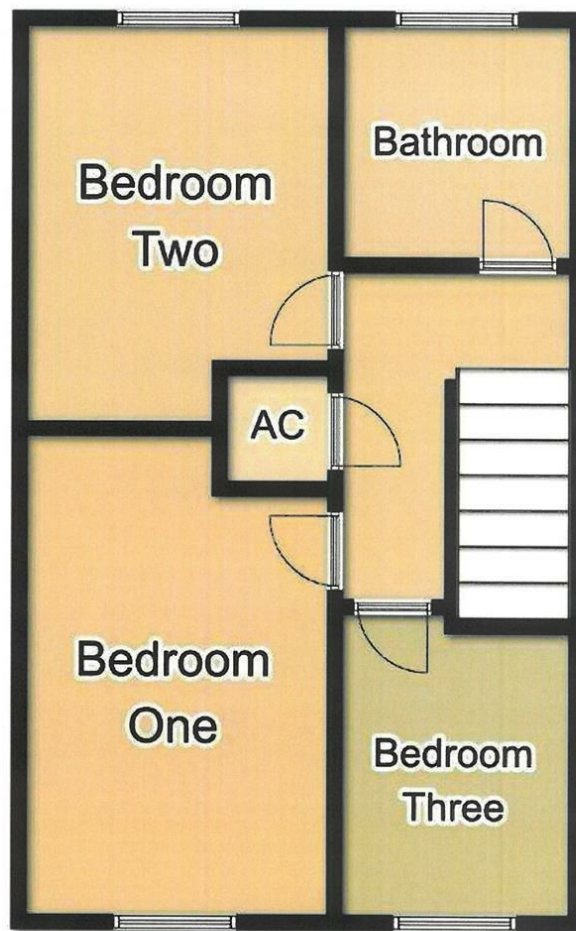
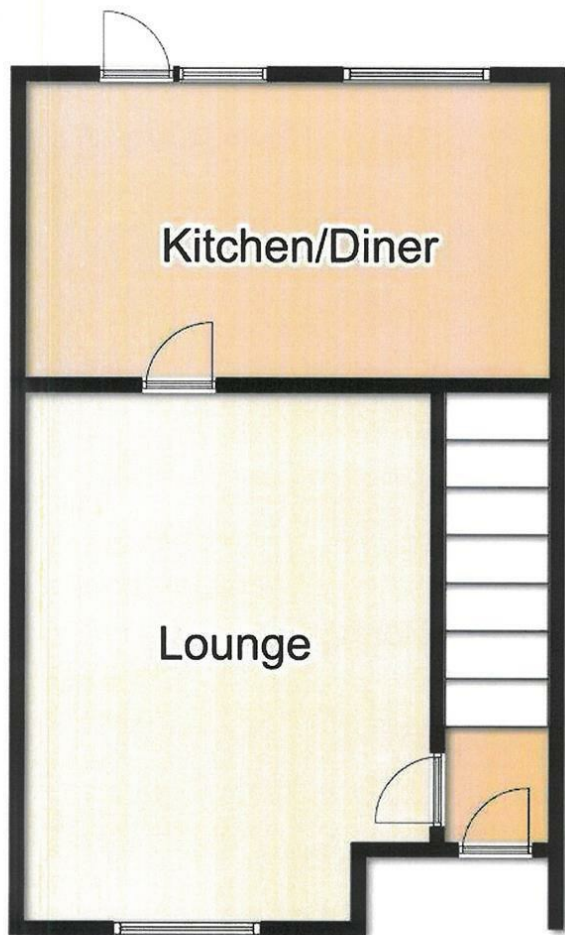
We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

**REF: R13354**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
84	84	A	A
60	60	B	B
		C	C
		D	D
		E	E
		F	F
		G	G

England & Wales EU Directive 2002/91/EC

**PROPERTY MISDESCRIPTIONS ACT 1991**

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

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