



127 Ladybank Road, Mickleover, Derby, Derbyshire, DE3 0RX

£260,000

A charming semi-detached house with three bedrooms, a beautiful bathroom, two reception rooms, off-street parking, and a lovely garden, perfect for families or couples looking for a delightful place to live in a convenient location. This could be the perfect home you've been looking for!



Mickleover: 01332 511000
Hilton: 01283 777100
www.scofieldstone.co.uk

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Summary Description

Welcome to this lovely semi-detached house now available for sale and in good condition. It's a charming and inviting home that's ideal for families or couples looking for a delightful place to live.

The house features three bedrooms. The first two are spacious double rooms, complete with built-in wardrobes for all your storage needs. The third is a cosy single room, perfect for a child's bedroom or perhaps a home office.

The property boasts one beautiful bathroom, recently refurbished in a contemporary style. It features a heated towel rail, ensuring your towels are always warm and ready for you.

The heart of the home is the kitchen, which has a lovely breakfast space. It comes with fitted appliances and has direct access to both the garden and garage, which is ideal for those who love indoor-outdoor living.

For relaxation and entertainment, the house offers two reception rooms. The first comes with a comforting fireplace, perfect for cosy nights in. The second reception room has a delightful garden view, promising serene moments of tranquillity.

Outside, there's off-street parking and a garage for your convenience, along with a beautiful garden to enjoy sunny days.

The location is absolutely brilliant, with public transport links, local amenities, and nearby schools all within easy reach. The unique features such as the fireplace, garage, parking, and garden make this property a real catch.

Entrance Porch

Having ceramic tiled flooring and neutral decor with side aspect obscure upvc double glazed window, front aspect part obscure glazed timber door, fitted meter cupboard with meters.

Hallway

Carpeted and neutrally decorated, radiator.

Lounge

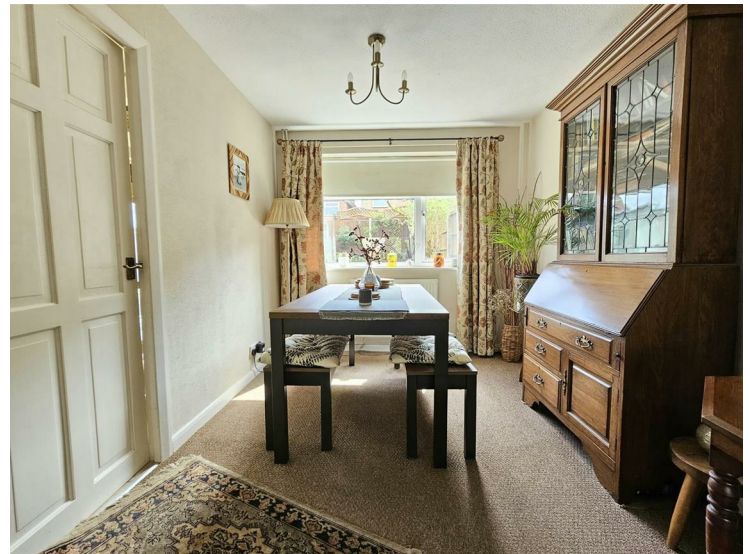
13'6" x 12'7" (4.13 x 3.84)



Carpeted and neutrally decorated with front aspect upvc double glazed window, wooden Adam style fireplace with electric fire, tv and telephone point, radiator, under stairs storage.

Dining Room

10'4" x 8'3" (3.17 x 2.53)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, radiator.

Breakfast Kitchen

Split into two separate sections and having ceramic tiled flooring, rear aspect upvc double glazed French doors to garden, rear aspect upvc double glazed window, a range of fitted wall and floor units to Beech effect with stone effect roll edge worktop and tiled splashbacks, inset lights to ceiling, under counter space and plumbing for washing machine, integrated electric oven with gas hob over and chimney style extractor hood, integrated fridge and freezer, two radiators.

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Kitchen Area

6'2" x 7'4" (1.88 x 2.26)



Bedroom One

12'8" (to wardrobes) x 8'9" (3.88 (to wardrobes) x 2.69)



Carpeted and neutrally decorated with front aspect upvc double glazed window, fitted wardrobes and dressing table, inset lights to ceiling, radiator.

Breakfast Area

10'4" x 7'1" (3.16 x 2.18)



Bedroom Two

9'2" x 9'4" (2.8 x 2.85)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, fitted wardrobes, built in cupboard, radiator.

Stairs/Landing

Carpeted and neutrally decorated with side aspect upvc double glazed window, wooden handrail, radiator, access to boarded roof space via fitted ladder.

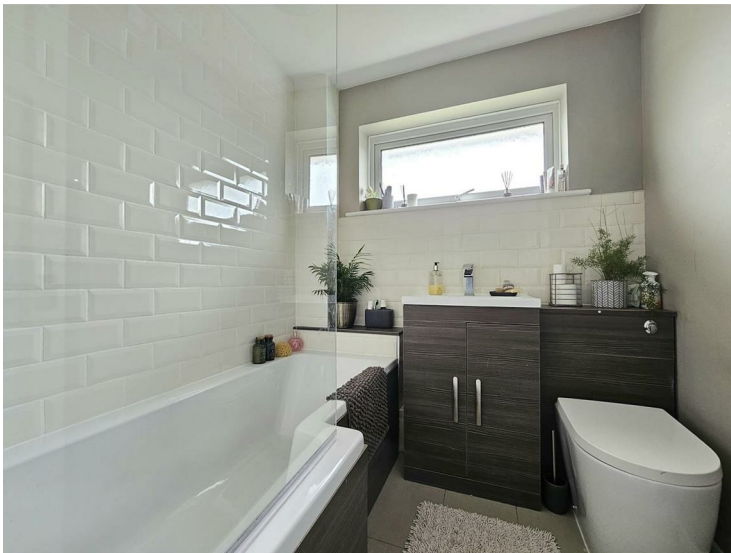
Bedroom Three

10'0" x 6'8" (3.06 x 2.05)



Carpeted and neutrally decorated with front aspect upvc double glazed window, radiator, over stairs airing cupboard with wall mounted Worcester gas combination boiler.

Bathroom



A stylish and recently refitted bathroom with rear aspect obscure upvc double glazed window, P bath with chrome mixer tap and plumbed shower over, Metro tiled splashbacks, vanity unit with wash hand basin having chrome monobloc tap, low flush wc, contemporary heated towel rail.

OUTSIDE

Garage

21'6" x 7'7" (6.57 x 2.33)

An attached single garage with wooden up and over door, light, power and door in to kitchen.

Frontage and Driveway

To the front you will find a block paved driveway with adequate parking for three cars, and herbaceous planting borders.

Rear Garden



Access from the Breakfast Kitchen, you will find an enclosed, private garden which has been attractively landscaped to provide a mixture of block paved patio, terraced lawn, raised borders and potting shed.

Material Information

Verified Material Information

Council tax band: B

Council tax annual charge: £1562.64 a year (£130.22 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 3 bedrooms, 1 bathrooms, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes. undefined

Energy Performance rating: Survey Instructed (potential rating is C)

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Buying to Let?

Guide achievable rent price: £1100pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scofield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

Location / what3words

what3words ///treat.detail.scuba



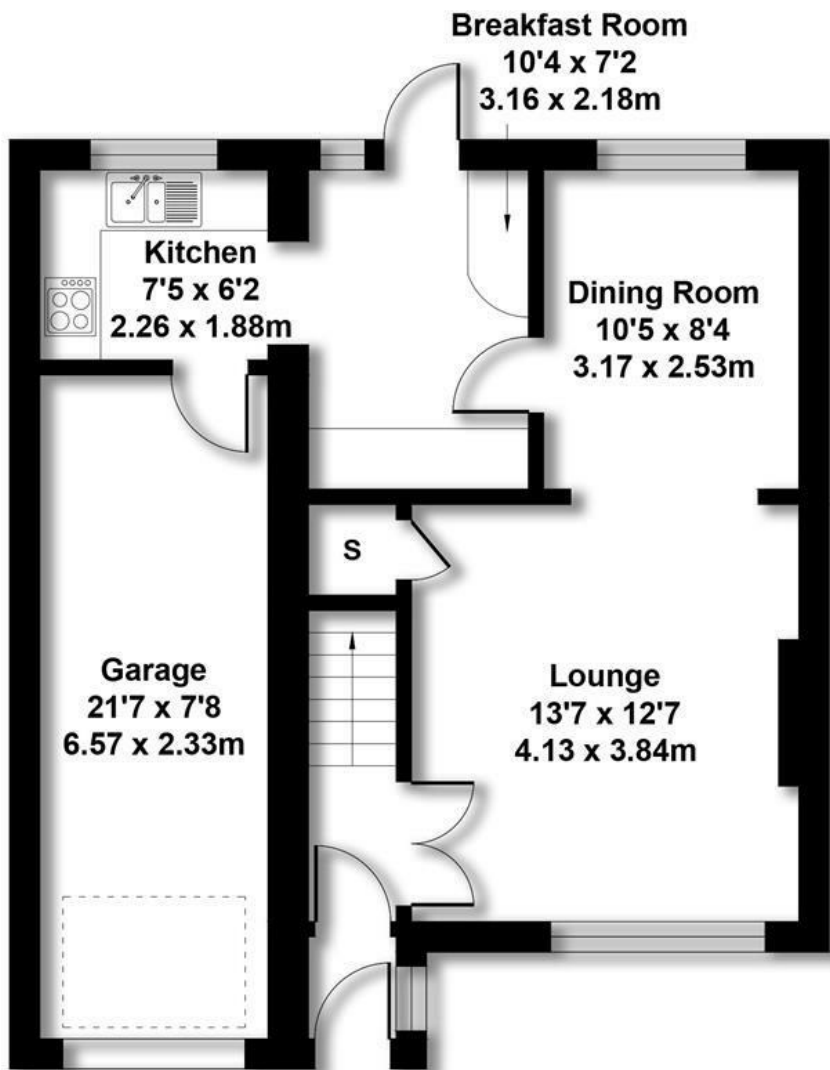
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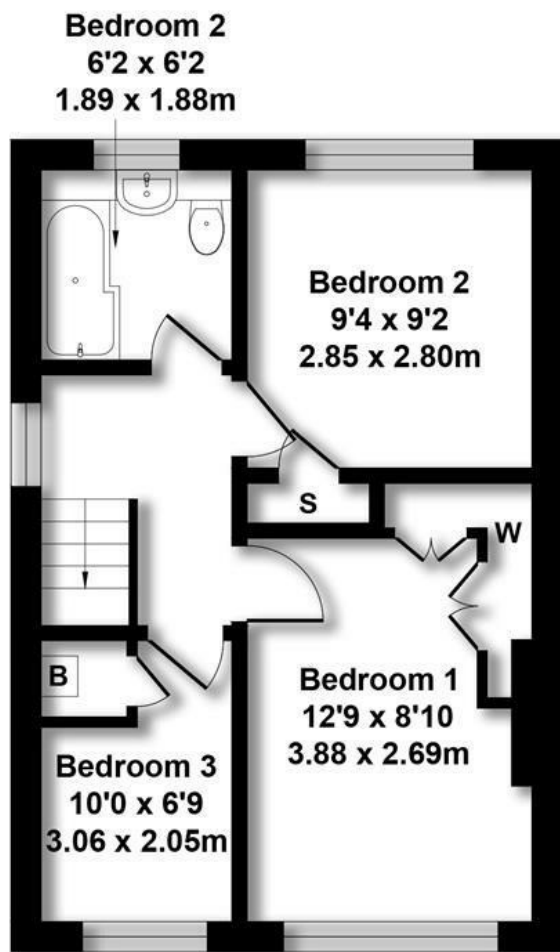
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Ladybank Road

Approximate Gross Internal Area
1033 sq ft - 96 sq m

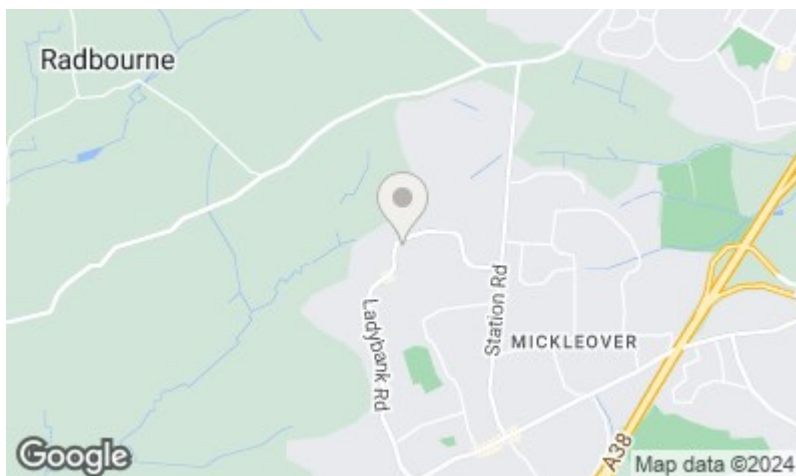


GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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