



**11 Ladbroke Gardens, Mackworth, Derby, DE22 4HD**

**£180,000**

This charming semi-detached house, ideal for first-time buyers and families, features three bedrooms, two reception rooms, a generous garden, and convenient access to local amenities and schools, offering a blend of urban convenience and natural tranquillity.



## 11 Ladbroke Gardens, Mackworth, Derby, DE22 4HD

### Summary Description

Presenting a charming semi-detached house, currently listed for sale. This property is a brilliant opportunity for first-time buyers, families, or couples alike. It is conveniently situated near local schools, amenities, green spaces, and parks, offering a balanced lifestyle between urban convenience and natural tranquillity.

The home boasts a total of three bedrooms, two of which are sizable doubles and the third a comfortable single, ideal for a child's room or home office. Each bedroom provides a cosy retreat after a long day. The property also features a single bathroom, fitted with a three-piece suite, ensuring essential facilities are catered for.

At the heart of the home, you'll find the kitchen, featuring direct access to the garden. This setup is perfect for al fresco dining or enjoying a morning cup of tea in the fresh air. The property also benefits from two reception rooms, the first of which is a lounge with large windows, a fireplace, and a view of the garden. In addition, this room provides access to the garden, further enhancing the seamless indoor-outdoor living experience. The second reception room serves as a dining room, facilitating family meals and gatherings.

One of the unique features of this property is the generous lawned garden, complete with a brick-built shed, ideal for storage or a potential workshop. The property is chain-free and vacant, ready for new owners to carry out cosmetic enhancements to their taste.

This property promises potential and character in spades, offering an excellent opportunity for those ready to put their stamp on their new home.

### Entrance Hall

Having wood effect laminate flooring and neutral decor with front aspect part obscure upvc double glazed main entrance door, radiator, under stairs storage.

### Lounge

11'11" x 11'2" (3.64 x 3.41)



Having wood effect laminate flooring and neutral decor with rear aspect upvc double glazed sliding patio doors to garden, fireplace with electric fire.

### Dining Room

8'8" x 12'9" (2.66 x 3.9)



Having wood effect laminate flooring and neutral decor with front aspect upvc double glazed window, tv and telephone points, radiator.

### Kitchen

10'10" x 7'11" (3.32 x 2.42)



Having ceramic tiled flooring, rear aspect part upvc double glazed door to rear, rear aspect upvc double glazed window, fitted wall and floor units to white with stone effect roll edge worktop and tiled splashbacks, inset composite sink with drainer and chrome mixer tap, space for oven, under counter space and plumbing for appliances, wall mounted gas boiler, storage cupboard with hot water cylinder.

### Stairs/Landing

Carpeted and neutrally decorated with side aspect upvc double glazed window, wooden balustrade, access to roof space.



## 11 Ladbroke Gardens, Mackworth, Derby, DE22 4HD

### Bedroom One

11'6" x 10'11" (3.51 x 3.35)



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

### Bedroom Three

8'6" x 8'0" (2.61 x 2.45)



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

### Bedroom Two

9'3" x 10'6" (2.84 x 3.22)



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

### Bathroom

5'6" x 8'3" (1.7 x 2.54)



Carpeted and neutrally decorated with rear and side aspect obscure upvc double glazed windows, low flush wc, bathtub with chrome hot and cold taps, pedestal wash hand basin with chrome hot and cold taps, tiled splashbacks.

### OUTSIDE

#### Frontage

To the front concrete steps and path lead to the front door. With lawn and hedged boundary.

## Rear Garden



Accessed via a gate from the side of the property you will find an enclosed garden with two paved patio areas, lawn and herbaceous borders.

## Material Information

Verified Material Information

Council tax band: A  
Tenure: Freehold  
Property type: House  
Property construction: Non-standard  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Central heating  
Heating features: None  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Good, Vodafone - Great, Three - Good, EE - Good  
Parking: None  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term area flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: E

For additional material information, please see the link:  
<https://moverly.com/sale/66ZKgIPZ4RTRPCWso3BZns/view>

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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 or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

## Buying to Let?

Guide achievable rent price: £1150.00 pcm

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 ///limes.flats.grow

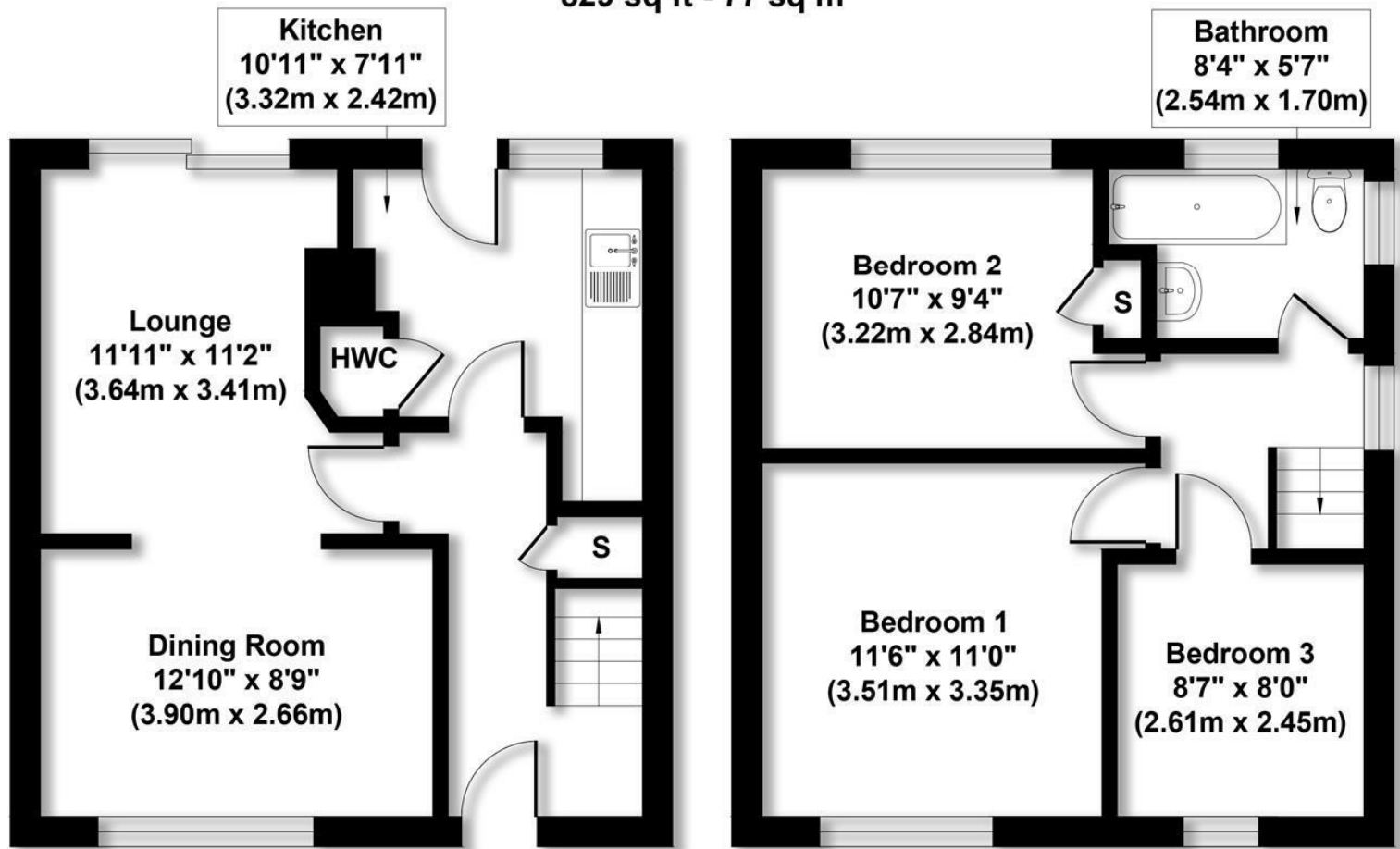
## ID Checks for buyers

To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small charge of £25 per person to cover the cost of these checks.



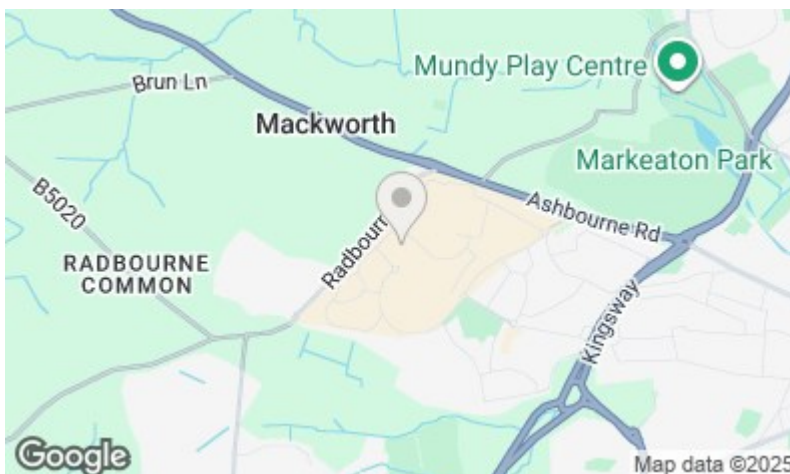
# 11 Ladbroke Gardens

Approximate Gross Internal Area  
829 sq ft - 77 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

**SCOFFIELD  
STONE**  
ESTATE AGENTS



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

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



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