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**109 Ladybank Road, Mickleover, Derby, DE3 0PF**

**Offers In Excess Of £240,000**

Beautifully presented three bedroom semi detached home in a popular Mickleover location, offering open plan living, landscaped rear garden, double driveway and detached garage, plus a modern kitchen and recent boiler upgrade, ideal for first time buyers, young families or investors seeking a convenient base.



# 109 Ladybank Road, Mickleover, Derby, DE3 0PF

## Summary Description

Located to the north of the popular Ladybank estate in Mickleover, this very well presented three bedroom semi detached home is an ideal choice for first time buyers, growing families, downsizers or investors. Set back behind a block paved double driveway, the property offers a welcoming layout with good natural light, modern finishes and an enclosed rear garden, together with the added benefit of a detached garage accessed from Rigsby Court.

Inside, the entrance hall leads to a bright open plan lounge and dining room, creating a sociable everyday living space with views to both the front and rear and direct access to the garden. The adjoining kitchen provides contemporary fitted units with stone effect worktops, integrated fridge freezer and microwave, stainless steel sink with mixer tap, plus space and plumbing for further appliances, along with a wall mounted Worcester gas combination boiler. Upstairs there are three well proportioned bedrooms and a modern family bathroom. A recently installed boiler, improved loft insulation and double glazing all help support practical, energy conscious living, while the enclosed landscaped garden offers a combination of lawn, decked and gravel patio areas, ideal for relaxing or entertaining.

Mickleover is a highly regarded suburb of Derby, popular with a wide range of buyers thanks to its strong community feel and excellent local facilities. The property is within easy reach of local shops, cafes, pubs and medical services, along with well regarded primary and secondary schools. Regular bus services provide straightforward access into Derby city centre and surrounding areas, while nearby road links to the A38, A50 and A516 make commuting around Derbyshire and beyond both convenient and efficient.

## Entrance Hall

Having ceramic tile effect laminate flooring, front aspect part decorative obscure upvc double glazed door and side window, radiator.

## Lounge

10'1" x 12'10" (3.08 x 3.92)



Having wood effect laminate flooring, front aspect upvc double window, tv and telephone points, cable connection, radiator.

## Dining Room

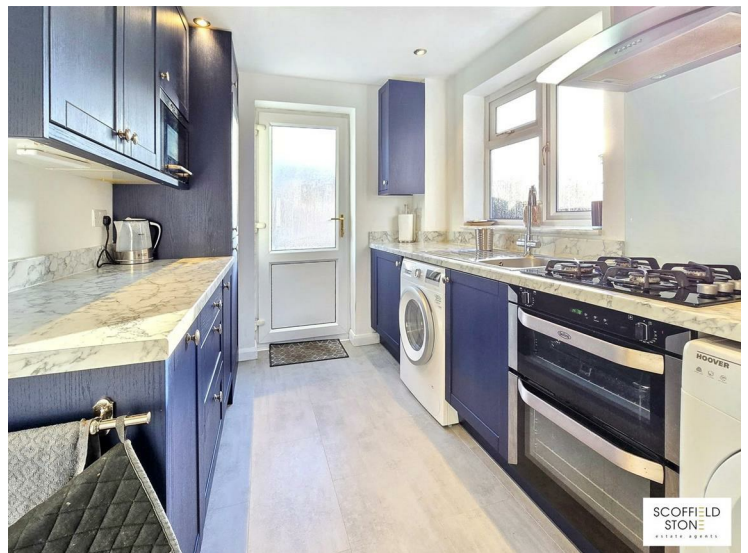
8'9" x 10'7" (2.67 x 3.23)



Having wood effect laminate flooring, rear aspect upvc double glazed window and door to garden, radiator.

## Kitchen

7'7" x 10'2" (2.32 x 3.11)



Having ceramic tile effect laminate flooring, side aspect upvc double glazed window, rear aspect part obscure glazed upvc door, inset lights to ceiling, contemporary fitted units with stone effect roll edge worktops, inset stainless steel sink with chrome mixer tap, under counter space and plumbing for appliances, integrated fridge/freezer, integrated microwave, wall mounted Worcester gas combination boiler.

## Stairs/Landing

Carpeted, side aspect obscure upvc double glazed window, wooden spindle staircase, access to roof space.



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## Bedroom One

9'11" x 13'2" (3.04 x 4.02)



Carpeted, front aspect upvc double glazed window, radiator.

## Bedroom Three

6'3" x 10'0" (1.93 x 3.07)



Carpeted, front aspect upvc double glazed window, radiator, over stairs storage.

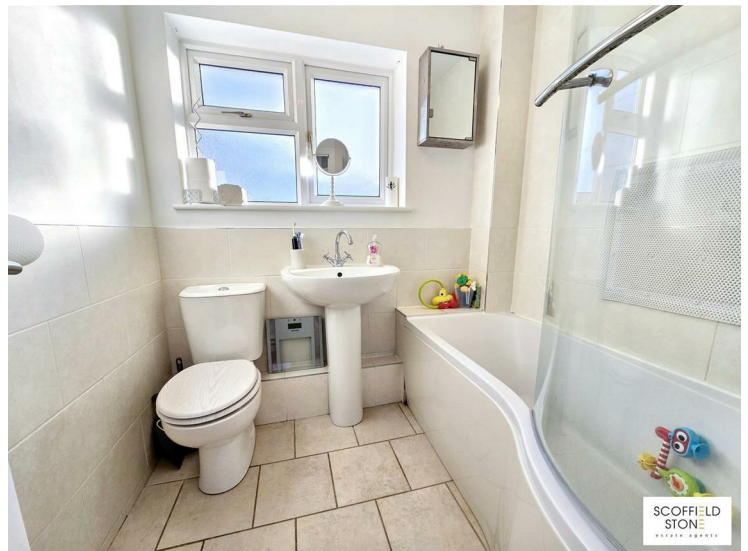
## Bedroom Two

9'10" x 10'8" (3.01 x 3.26)



Carpeted, rear aspect upvc double glazed window, built in cupboard, radiator.

## Bathroom



Having ceramic tile flooring and part tiled walls, rear aspect obscure upvc double glazed window, low flush wc, pedestal wash hand basin with chrome mixer tap, 'P' bathtub with chrome mixer tap having shower attachment and electric shower over, chrome heated towel rail.

## OUTSIDE

### Frontage and Driveway

Having a block paved double driveway.



### Rear Garden



To the rear lies an enclosed landscaped garden with a combination of decked and gravel patio areas and a lawn. There is rear access from Rigsby Court, with gates opening onto a rear driveway where you will also find a single detached garage.

### Garage



In the rear garden you will find a single detached garage with metal up and over door and power.

### Material Information

Follow the link for the full report:

### 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.

### Location / what3words

///boost.glove.stars

### Buying to Let?

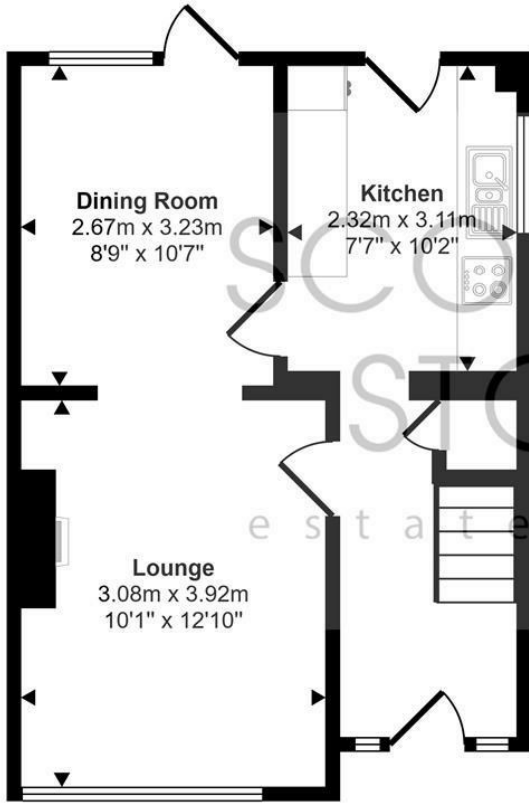
Guide achievable rent price: £1150pcm

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.

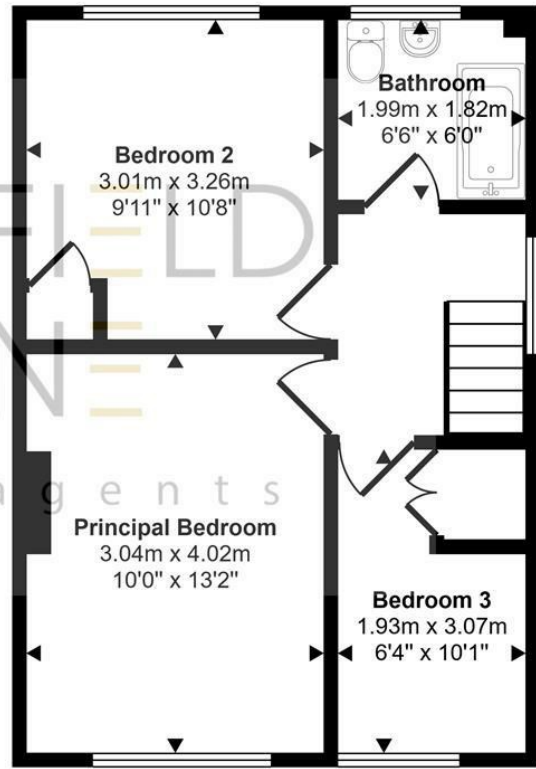
### ID Checks for buyers

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.

Approx Gross Internal Area  
74 sq m / 800 sq ft

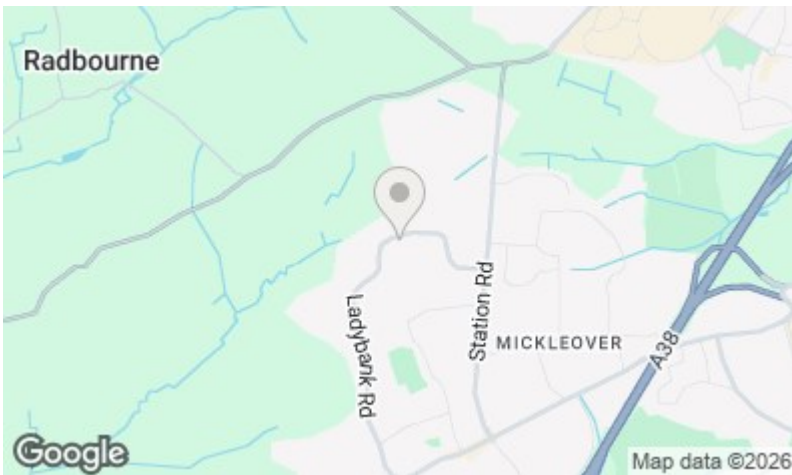


Ground Floor  
Approx 36 sq m / 389 sq ft



First Floor  
Approx 38 sq m / 411 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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			
		60	87
England & Wales		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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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