



LEA DRIVE, MICKLEOVER, DERBY

PRICE £300,000

3 BEDROOM

1 BATHROOM

2 RECEPTION



WELCOME TO LEA DRIVE

EXTENDED TO REAR, GENEROUS CORNER PLOT – Positioned on an attractive corner plot in a highly regarded part of Mickleover, this well-presented three-bedroom semi-detached home offers generous living space and a thoughtfully designed layout, making it an excellent choice for families.

The property features a bay-fronted lounge, together with an extended dining and living room at the rear where French doors open onto the landscaped gardens. The extended breakfast kitchen offers a good range of fitted units and worktops, integrated cooking appliances and space for a small dining table, making it ideal for everyday meals.

Outside, the gardens extend to the side and rear, with lawns, established planting, a summer house, vegetable beds and a feature pond. A gated driveway, garage/workshop and a range of practical outdoor facilities further enhance the property. Situated within walking distance of well-regarded schools, local shops and a nearby park, this is a superb family home in one of Mickleover's most established residential locations.

THE DETAIL

The Detail

Entering through the composite front door, the hallway creates a welcoming entrance to the home. The front lounge enjoys a large bay window overlooking the landscaped front garden, allowing plenty of natural light into the room. A feature fireplace with an inset coal-effect fire provides an attractive focal point.

To the rear, the property has been extended to provide a spacious dining and living room, offering flexible reception space for both everyday family life and entertaining. This bright room features laminate flooring, a fireplace with inset fire and French doors opening directly onto the rear garden.

The extended breakfast kitchen is fitted with a range of worktops, tiled flooring and complementary tiled splashbacks. Integrated cooking appliances include a gas hob with oven and grill, while plumbing is available for both a washing machine and dishwasher. There is space for a small dining table, along with a radiator and a useful understairs storage cupboard.

Upstairs, the principal bedroom enjoys a bay window together with fitted wardrobes. The second double bedroom benefits from built-in overstairs storage, while the third bedroom includes a fitted wardrobe. The family bathroom is appointed with a white three-piece suite incorporating a thermostatic shower over the bath, a heated towel radiator and an additional radiator. The landing also provides access to an airing cupboard housing the hot water cylinder, while the boarded loft offers further storage.

Occupying a generous corner plot, the outside space has been thoughtfully maintained and landscaped. The front garden features pebble beds, established planting and hedge boundaries. The side and rear gardens include lawns, mature trees, shrubs and well-stocked borders, together with a summer house, feature pond and vegetable beds. Outdoor power sockets, a Belfast sink and an external water tap provide useful additions for gardening and outdoor entertaining. Gated access leads to a private driveway providing off-street parking and, in turn, to a garage/workshop with power and lighting.

Mickleover is one of Derby's most sought-after suburbs, offering an excellent range of amenities close by. The property is within a short walk of Ravensdale Primary School, making it an excellent choice for families. A nearby shopping parade includes a Post Office and a selection of everyday shops, while regular bus services provide straightforward access into Derby City Centre and surrounding areas. Mickleover Village is also easily reached, offering supermarkets, cafés, restaurants, pubs, leisure facilities and a wide variety of independent businesses.

AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

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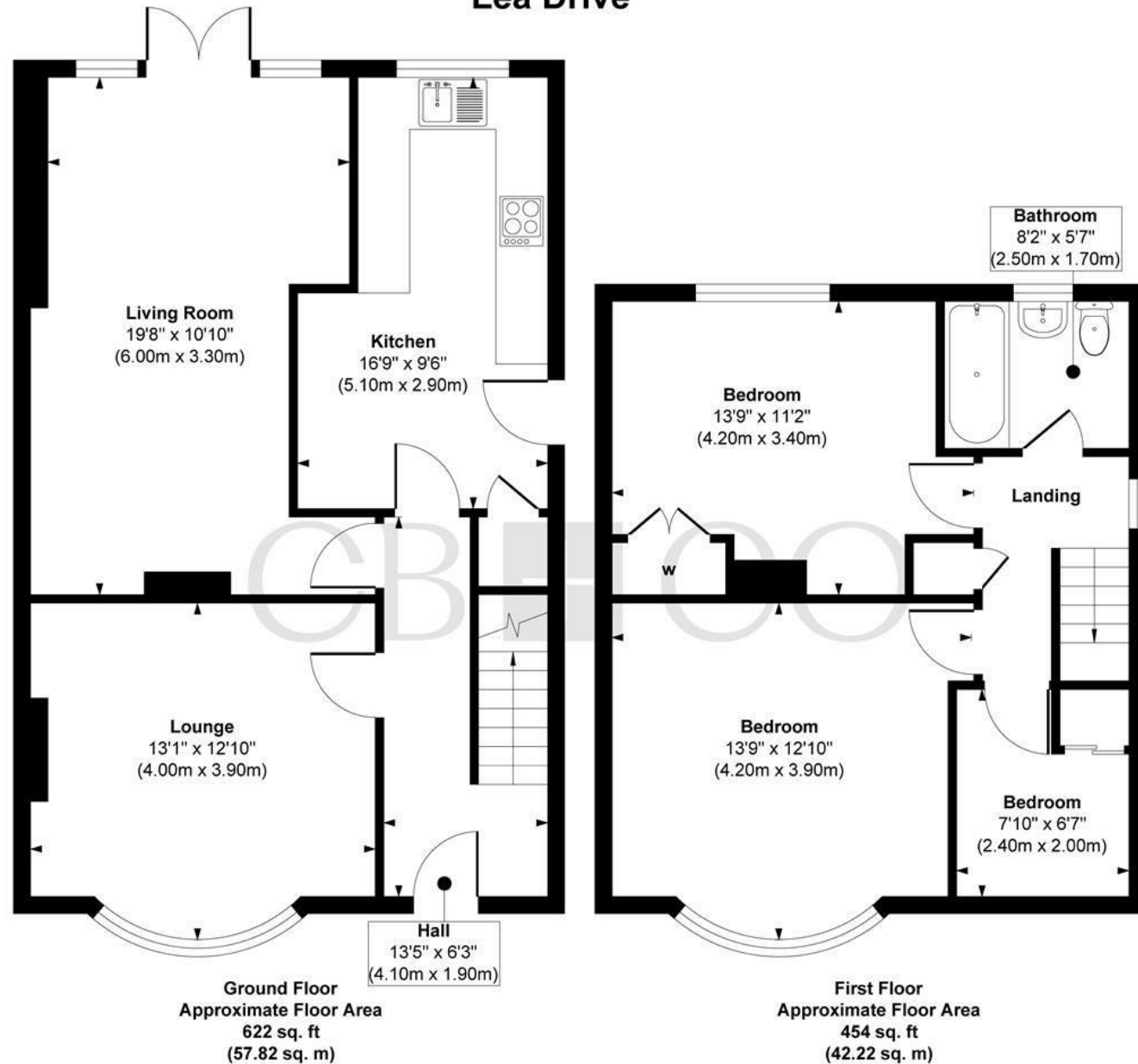








Lea Drive



Approx. Gross Internal Floor Area 1076 sq. ft / 100.04 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

1086.51 sq ft

EPC RATING

C

COUNCIL TAX BAND

C

- Extended Three-Bedroom Semi-Detached Family Home Occupying A Generous Corner Plot
- Spacious Extended Dining/Living Room With French Doors Opening Onto The Rear Garden
- Bay-Fronted Lounge Featuring An Attractive Fireplace
- Extended Breakfast Kitchen With Integrated Appliances
- Three Good Sized Bedrooms With Fitted And Built In Wardrobes
- Beautifully Maintained And Landscaped Gardens
- Summer House, Feature Pond, Vegetable Beds And Mature Trees
- Driveway To The Rear Leading To A Garage/Workshop
- Short Walk To Ravensdale Primary School, Local Shopping Parade
- Ideal Family Home, Close To Many Amenities

DARLEY ABBEY MILLS

THE MILLS

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Darley Abbey Mills
Middle Mill
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MICKLEOVER

THE STUDIO

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