



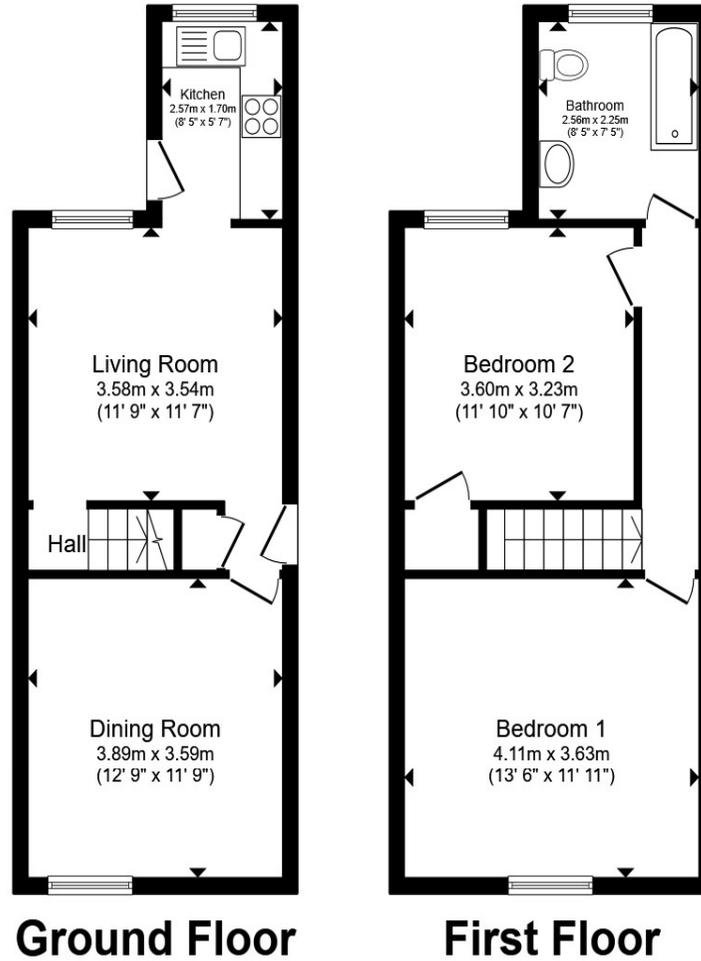
**Leicester Street, Derby, DE22 3PW**

**welcome to**

**Leicester Street, Derby**

A beautifully presented 2-bedroom mid-terraced home in Derby, offering modern décor, spacious living areas, a well-equipped kitchen, and a generous garden. Perfect for families, first-time buyers, or investors seeking a stylish, move-in-ready property.





### Dining Room

12' 9" MAX x 11' 9" MAX ( 3.89m MAX x 3.58m MAX )

### Living Room

11' 9" MAX x 11' 7" MAX ( 3.58m MAX x 3.53m MAX )

### Kitchen

8' 5" MAX x 5' 7" MAX ( 2.57m MAX x 1.70m MAX )

### Bedroom 1

13' 6" MAX x 11' 11" MAX ( 4.11m MAX x 3.63m MAX )

### Bedroom 2

11' 10" MAX x 10' 7" MAX ( 3.61m MAX x 3.23m MAX )

### Bathroom

8' 5" MAX x 7' 5" MAX ( 2.57m MAX x 2.26m MAX )

Total floor area 75.9 m<sup>2</sup> (817 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

welcome to

## Leicester Street, Derby

- Beautifully presented 2-bedroom mid-terraced home
- Spacious lounge and separate dining room
- Modern fitted kitchen with integrated appliances
- Contemporary family bathroom with shower
- Two good-sized double bedrooms

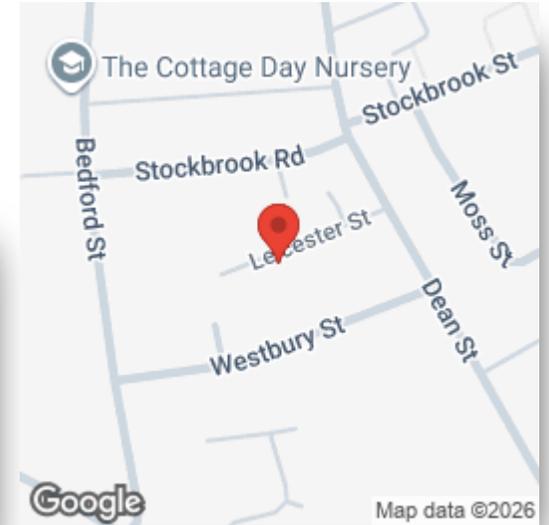
Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: A

**£150,000**

This beautifully maintained 2-bedroom mid-terraced home in Derby offers a welcoming blend of modern style and cosy comfort. Thoughtfully updated throughout, the property features a spacious lounge, a separate dining room ideal for family meals or entertaining, and a modern fitted kitchen complete with integrated appliances. The ground floor layout flows effortlessly, leading out to a generous garden with a lawn, decking area, and useful storage shed—perfect for relaxing or hosting outdoor gatherings.

Upstairs, you'll find two good-sized double bedrooms and a contemporary shower room, all finished with clean, stylish décor. The home is truly ready to move into, offering ample living space and a warm, inviting atmosphere.

Located close to bustling local shops, Derby city centre, and excellent transport links including the A50, M1, and A38, this property is ideally positioned for convenience. Whether you're a family, first-time buyer, or investor, this home offers comfort, practicality, and modern living in a well-connected area.



Please note the marker reflects the postcode not the actual property

**view this property online** [bagshawsresidential.co.uk/Property/DBY121640](https://www.bagshawsresidential.co.uk/Property/DBY121640)



Property Ref:  
DBY121640 - 0004

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