

3 Bed House - Semi-Detached

Price £252,500

 Ladybank Road, Mickleover, Derby, DE3 0PF



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Arguably one of the best examples of its type to be brought to the market. Standing on a sizeable professionally landscaped plot with car parking and garage to rear is this superior thoughtfully remodelled and upgraded semi detached home requiring a full inspection to appreciate the plot and wealth of quality appointments on offer. Tastefully appointed through out, the property briefly comprises; entrance porch, open plan living room flowing through to a bespoke dining kitchen. To the first floor a landing leads to three bedrooms and bathroom with white suite. Outside is a delightful established south facing garden. The property is sold freehold. Council tax band B. Energy rating D.

Entrance Porch

With UPVC double glazed doors and windows, leading to the -

Living Room 16'7" x 12'11" (5.06 x 3.94)



With feature fire surround incorporating a living flame gas fire, understairs storage, radiator, UPVC double glazed window with feature UPVC double glazed bow window to front aspect. Staircase to first floor. An open arch flows through to the -



Dining Kitchen 16'7" x 12'3" (5.06 x 3.75)



Having a range of Shaker style wall and base cupboards with matching central island boasting and range of integrated appliances, radiator, UPVC double glazed window and door, with adjacent patio doors to garden.



First Floor

Landing



Bedroom One 12'11" x 9'11" (3.96 x 3.04)



With radiator and UPVC double glazed window.

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Bedroom Two 10'9" x 9'11" (3.28 x 3.04)



With radiator and UPVC double glazed window.

Bedroom Three 10'1" x 6'3" (3.08 x 1.92)



With radiator and UPVC double glazed window.

Bathroom



Having white three piece suite with radiator and UPVC double glazed window.

Outside



To the front of the property there is a lawned garden with panel fencing and gated access leading to the south facing side and rear which has been professionally landscaped, mainly laid to lawn with patio and panel fencing. Single detached garage to the rear with personal door from the garden together with up and over door to the front. This has car parking to the fore and is accessed via Loxton Court.

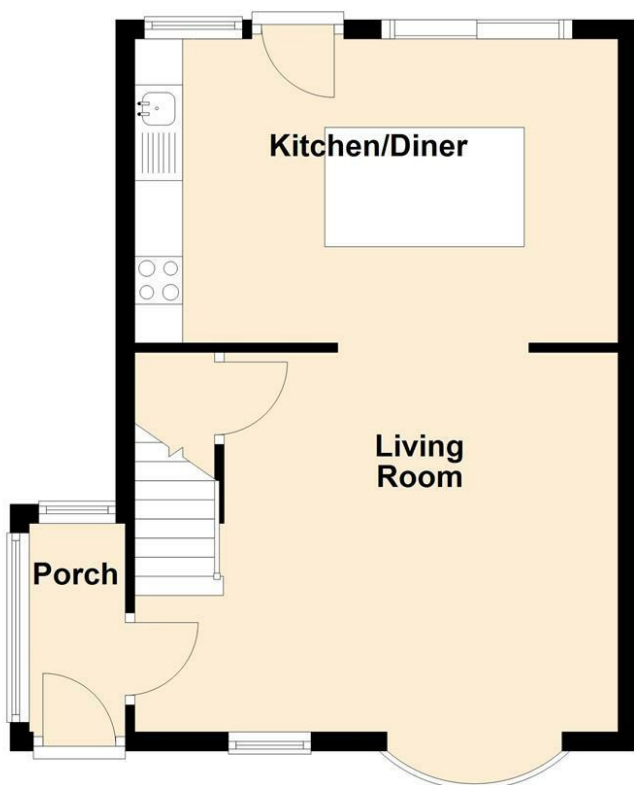


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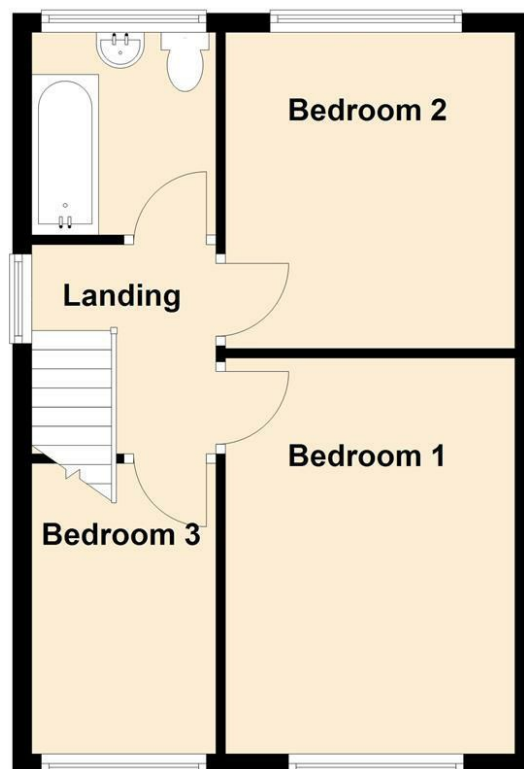
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Ground Floor



First Floor



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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(35-47) A		86
(27-34) B		
(15-26) C		
(9-14) D		
(4-8) E		
(1-3) F		
(0-2) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		