Fletcher & Company

21 Linseed Place, Mickleover, Derby, DE3 0FX

Offers Around £330,000

Freehold

- Well-Presented Detached Residence
- Overlooking Attractive Open Green
- Lawned Fore-Garden & Enclosed Rear Garden
- Driveway & Garage
- Entrance Hall & Fitted Guest Cloakroom
- Lounge & Spacious Dining Kitchen
- Three Bedrooms & Two Bathrooms
- Principal Bedroom with En-Suite
- Popular Residential Location
- Close to Excellent Range of Amenities

Summary

This is a superbly presented, three bedroom, detached residence occupying a popular location on the Hackwood Estate in Mickleover.

The property is double glazed and gas central heated with entrance hall (which has a porcelain floor that extends into the fitted guest cloakroom and dining kitchen), spacious lounge and fitted dining kitchen with integrated appliances. The first floor landing leads to a principal bedroom with en-suite shower room, two further bedrooms and a well-appointed bathroom.

There is a good sized, enclosed rear garden with extensive patio and lawn. An adjacent driveway provides off-road parking and gives access to a detached, single garage.

The Location

The property's location is on this popular new estate with recently built primary school, children's play area and easy access into Mickleover centre. Mickleover offers a varied range of amenities including supermarket, a varied selection of shops, regular bus service, restaurants, gym, easy access to Royal Derby Hospital and the city centre and pleasant walks in the surrounding open countryside.

Accommodation

Ground Floor

Entrance Hall

14'4" x 6'2" (4.39 x 1.89)

An entrance door provides access to a spacious hallway with central heating radiator, staircase to first floor with understairs storage cupboard and feature porcelain tile flooring.

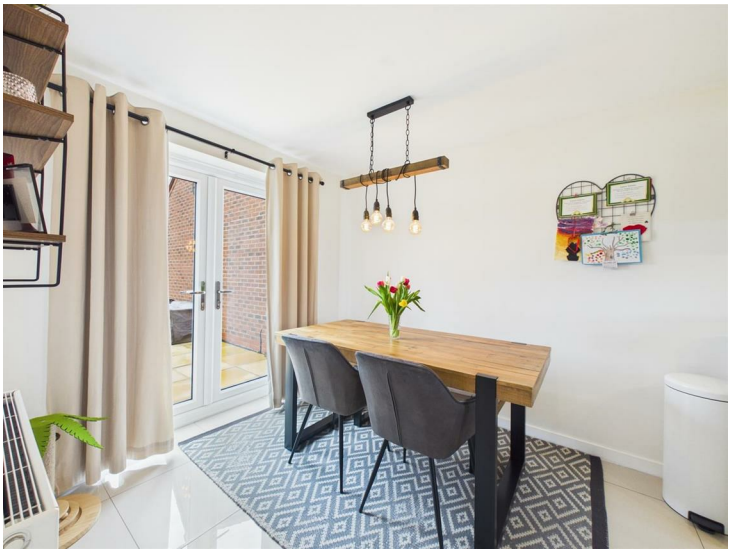
Fitted Guest Cloakroom

5'1" x 3'1" (1.56 x 0.94)

Appointed with a low flush WC, pedestal wash handbasin with tiled surround, central heating radiator, porcelain tiled floor and double glazed window to rear.

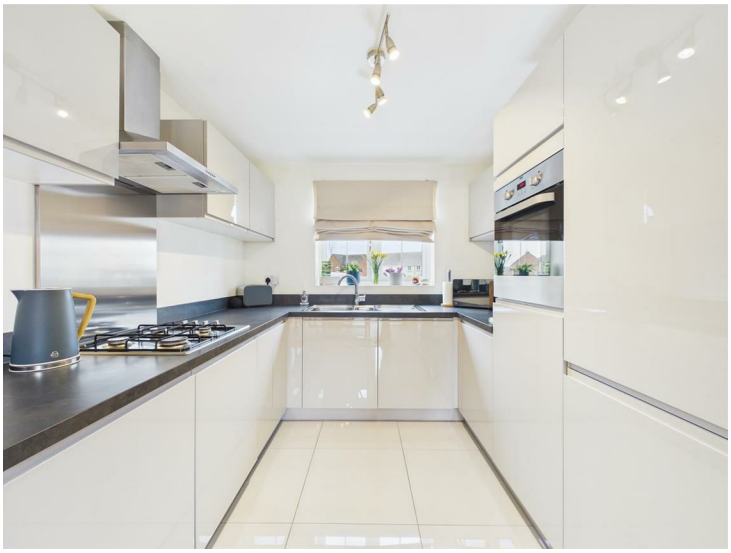
Open Plan Dining Kitchen
17'8" x 8'3" (5.41 x 2.53)

Dining Area
A spacious dining area with central heating radiator, porcelain tiled floor and double glazed French doors to garden.



Kitchen Area

Comprising granite effect worktops with matching upstands, inset stainless steel sink unit with mixer tap, fitted gloss finish base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob with extractor hood over, built -n oven, fridge, freezer and dishwasher and double glazed window to front overlooking the nearby green.



Lounge

17'6" x 10'2" (5.35 x 3.10)

Having a central heating radiator, wood effect flooring, double glazed window to front with pleasant open aspect and double glazed French doors to rear giving access to garden.

First Floor Landing

9'11" x 9'5" (3.03 x 2.89)

A semi-galleried landing with central heating radiator, airing cupboard, access to loft space and double glazed window to rear.

Bedroom One
11'2" x 10'4" (3.41 x 3.15)
With central heating radiator, double glazed window to front and door to en-suite.

En-Suite
6'3" x 5'6" (1.92 x 1.69)
Appointed with a low flush WC, half pedestal wash handbasin, shower cubicle, central heating radiator and double glazed window to front.

Bedroom Two
11'4" x 8'5" (3.47 x 2.57)
Having a central heating radiator and double glazed window to front.

Bedroom Three
8'6" x 6'2" (2.61 x 1.90)
With central heating radiator and double glazed window to rear.

Well-Appointed Bathroom
6'8" x 6'3" (2.05 x 1.91)
Appointed with a low flush WC, half pedestal wash handbasin, panelled bath with shower over, central heating radiator and double glazed window to rear.

Outside

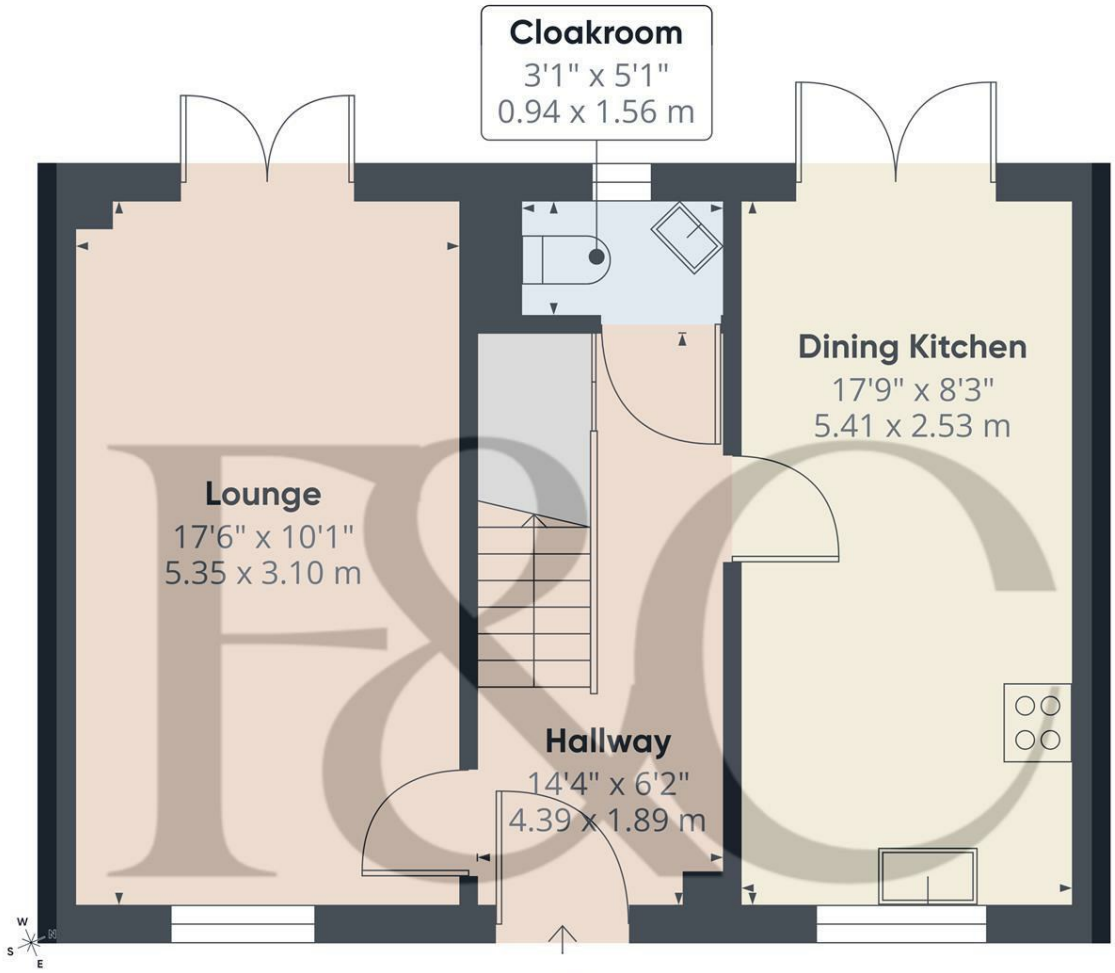
The property is set back behind a generous sized, lawned fore-garden with pathway to the front door and adjacent tarmac driveway providing off-road parking and access to a detached single garage.

To the rear of the property is an enclosed garden bounded by timber fencing, extended patio, outdoor power and water, L-shaped lawn and herbaceous border.

Estate Fees

Please note, we have been informed by the vendor that there is a biannual estate service charge of £76.14. Should you proceed with the purchase of this property this must be verified by your solicitor.

Council Tax Band D



Floor 0

Approximate total area(1)

439 ft²

40.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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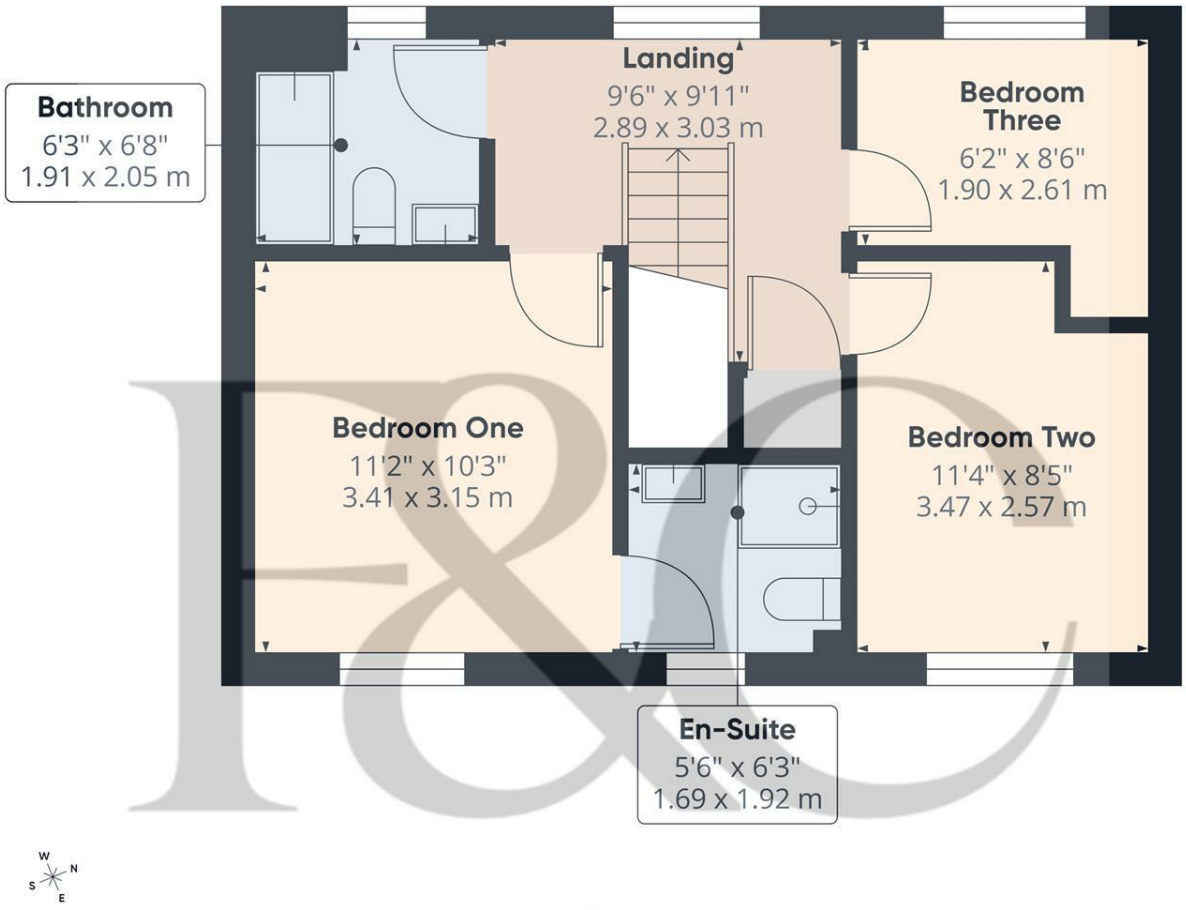

Floor 1

Approximate total area(1)

408 ft²

38 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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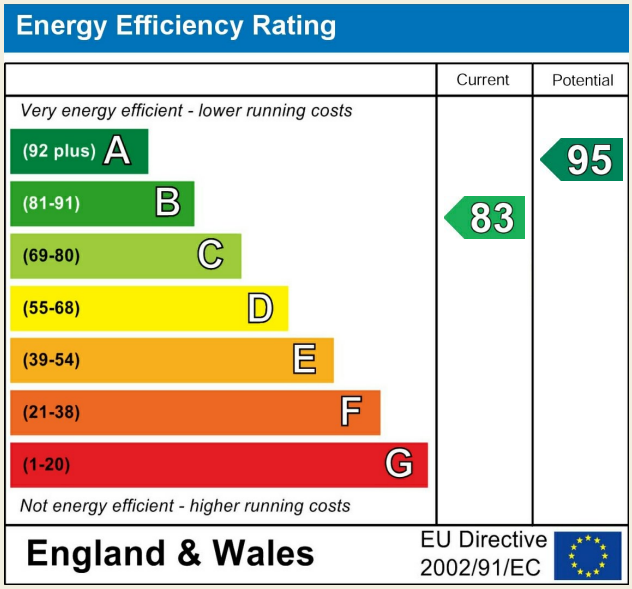

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Council Tax Band: D
Tenure: Freehold