

# Fletcher & Company

2 Lodge Way, Mickleover, Derby, DE3 9BE

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Price £349,950

Freehold

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- A Superbly Presented Traditional Semi Detached House
- Skilfully And Thoughtfully Extended
- Entrance Hall And Cloakroom/Wc
- Breakfast Kitchen And Utility Room
- Lounge With Feature Fireplace
- Conservatory/Garden Room And Separate Office/Playroom
- Four Bedrooms
- Modern Bathroom
- Delightful Enclosed Rear Garden And Patio
- Driveway Providing Off Road Parking







## Summary

Nestled in the desirable area of Lodge Way, Mickleover, Derby, this skilfully extended semi-detached house offers a perfect blend of space and comfort.

The double glazed and gas central heated accommodation comprises entrance hall, lounge with feature fireplace and cast iron gas stove, a comprehensively fitted breakfast kitchen and separate utility room, cloakroom/Wc, an office/playroom and a delightful garden room/conservatory. The first floor landing leads to four bedrooms and a modern bathroom.

The accommodation offers flexibility and versatility and is ideal for a family or buyers looking to work from home.

The property is set back behind a block paved driveway providing off road parking.

To the rear is a delightful, enclosed and private, south westerly facing garden with a generous paved patio, pleasant lawn and well stocked borders. A large shed/workshop provides excellent storage.

The surrounding area of Mickleover is known for its community spirit and excellent local amenities, including schools, parks, and shops, making it a highly sought-after location for families and professionals.

Ideally positioned for easy access to the City centre and A38, A50, M1 and A6.

# F&C

## The Location

Mickleover is a popular suburb with an excellent range of amenities including large supermarket, a range of shops, restaurants and pubs, a regular bus service into Derby City centre and easy access onto A516, A38 and A50.

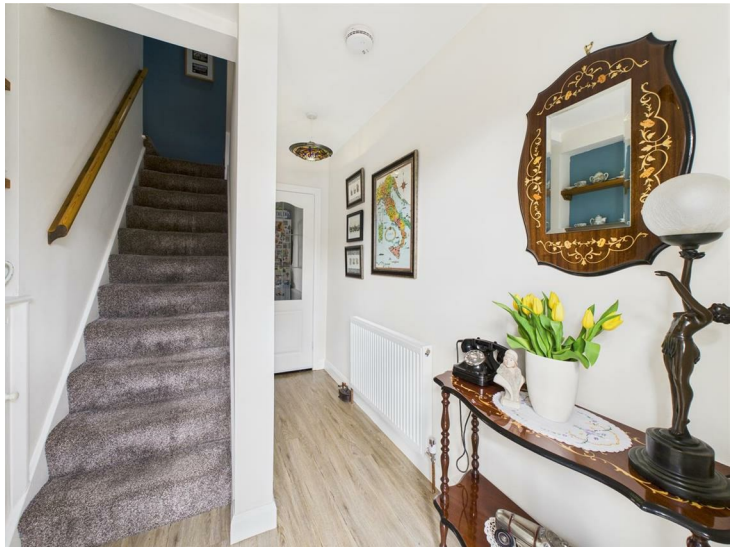
## Accommodation

### Ground Floor

#### Entrance Hall

11'2" x 5'9" (3.41 x 1.77)

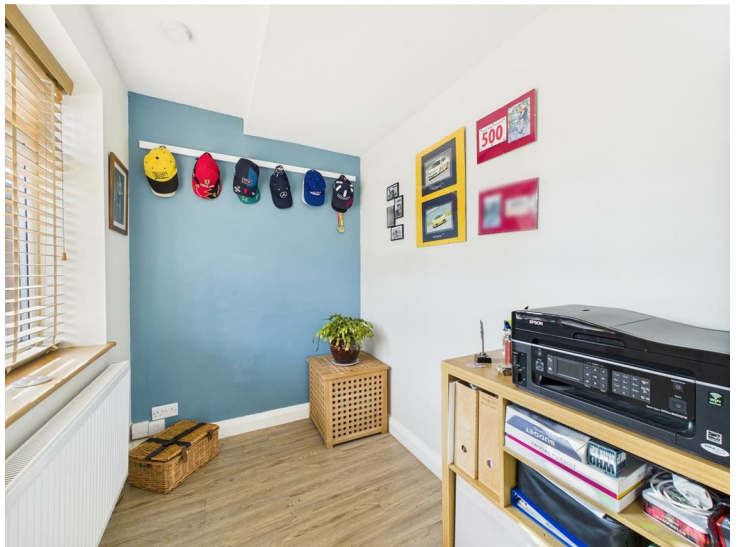
Having a feature entrance door with double glazed leaded glass circular insert, a central heating radiator, a quality wood grain effect floor and stairs lead off to the first floor. There is an original built-in cupboard.



#### Office/Playroom

7'6" x 5'3" (2.30 x 1.61)

Having a wood grain effect floor, a central heating radiator and a UPVC double glazed window to the front.





### Breakfast Kitchen

14'1" x 9'0" (4.31 x 2.76)

Comprehensively fitted with a range of cream base cupboards, drawers and eye level units with complementary roll top work surface over incorporating a porcelain sink drainer unit with mixer tap over. Appliances include a dual gas cooker, an extractor hood with light. Having complementary tiling to wall splashback areas, a central heating radiator, space for a refrigerator, a tile effect vinyl floor and inset spotlighting to the ceiling. Having two UPVC double glazed windows to the rear garden. A pantry/understairs cupboard provides excellent storage space.



### Utility Room

5'1" x 4'0" (1.55 x 1.22)

Appointed with a range of eye level units which provides excellent storage space and having a roll top work surface with space for a tumble dryer and washing machine below. There is tiling to the splashback areas, a tiled floor and a UPVC double glazed door to the side providing access.



### Cloakroom/Wc

4'9" x 2'7" (1.46 x 0.79)

Appointed with a two piece modern suite comprising a vanity wash handbasin with useful cupboards beneath and a low flush WC. There is tiling to the splashback, a central heating radiator, extractor fan.

## Living Room

22'5" x 10'2" (6.85 x 3.12)

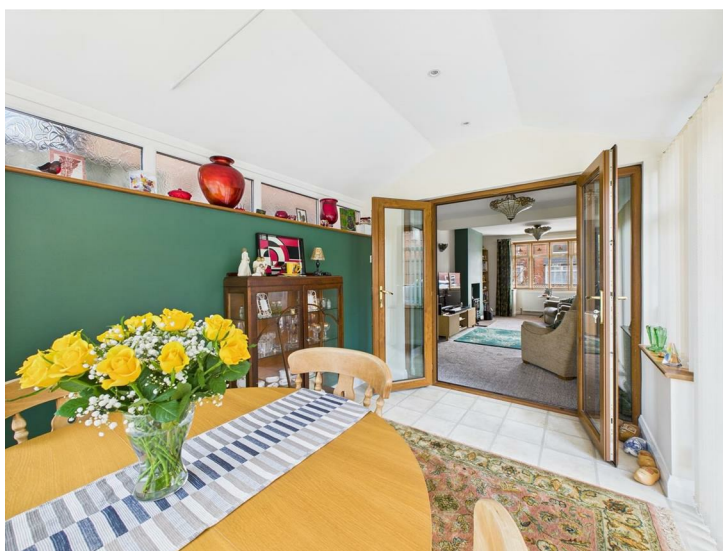
Having a feature fireplace housing a cast iron gas stove with stone hearth, two central heating radiators and a UPVC double glazed box bay window with leaded glass window to the front. UPVC double glazed French doors provide access to the garden room/conservatory.



### **Conservatory/Garden Room**

11'8" x 10'2" (3.58 x 3.12)

Having a brick built base, full ceiling with inset spotlighting, UPVC double glazed windows and a tile effect floor. UPVC double glazed French doors provide access to the rear garden.



### **First Floor**

#### **Landing**

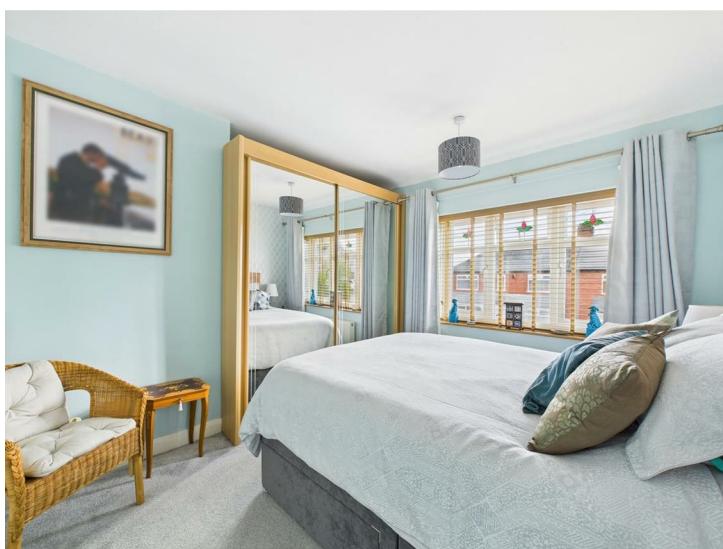
6'9" x 3'2" (2.06 x 0.97)

Having an open balustrade and access is provided to the roof space which has a pull-down ladder and light.

#### **Bedroom One**

10'11" x 10'5" (3.34 x 3.19)

Appointed with a range of fitted wardrobes with mirrored fronts providing excellent hanging and storage space. There is a central heating radiator and a UPVC double glazed window to the front.





### Bedroom Two

9'1" x 8'5" (2.79 x 2.58)

With a central heating radiator and a UPVC double glazed window to the rear elevation.



### Bedroom Three

9'8" x 7'6" (2.95 x 2.31)

Having a central heating radiator and a UPVC double glazed window to the rear.



### Bedroom Four

7'7" x 7'4" x 6'9" x 5'10" (2.33 x 2.25 x 2.06 x 1.80)

With a central heating radiator and two UPVC double glazed windows to the front elevation.



## Bathroom

7'9" x 5'7" (2.38 x 1.71)

Appointed with a modern, white, three piece suite comprising a panelled bath with mains fed shower over and glass shower screen, a pedestal wash handbasin and a low flush WC with complementary tiling to all splashback areas. There is a wall mounted chrome heated towel rail, a wall mounted bathroom cabinet with mirror front, extractor fan, and a UPVC double glazed window to the rear with frosted glass. Having a central heating radiator.





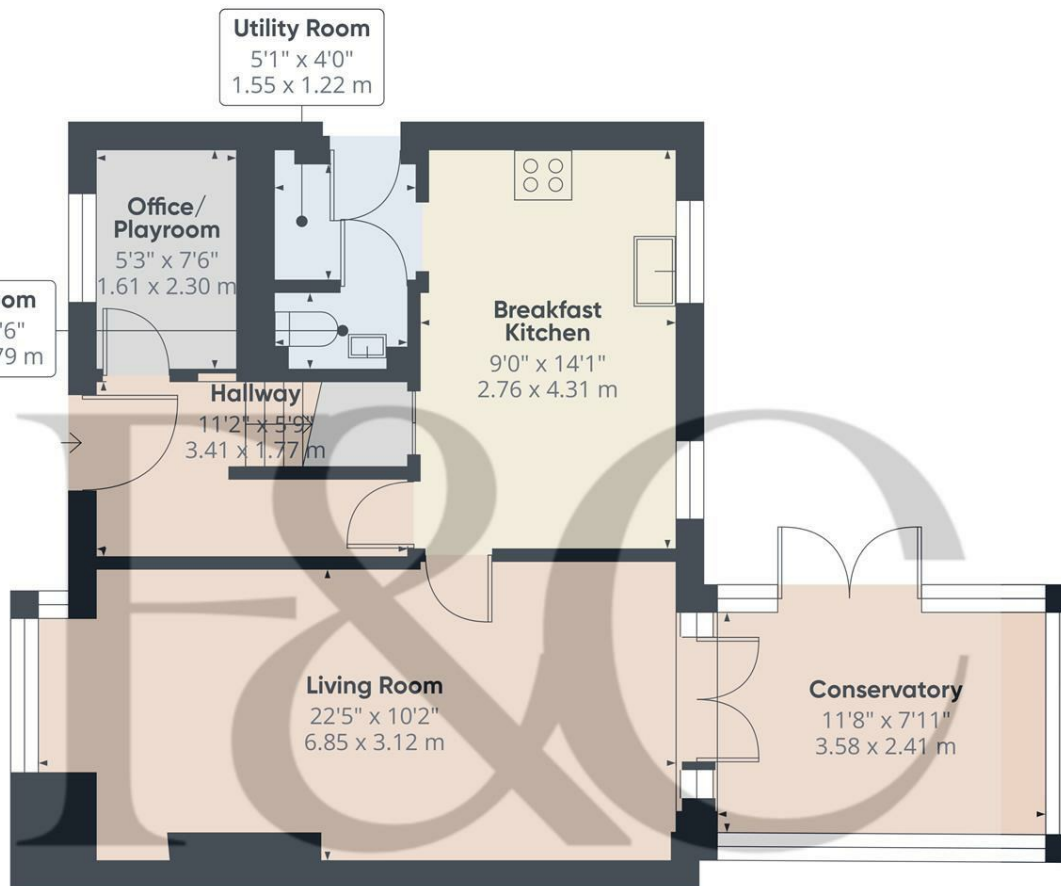
## Outside

To the front of the property there is a block paved driveway which provides off-road parking. There is a gravelled garden with a variety of shrubs and flowering plants to the borders. Having an outside light and power.

A gate to the side provides access to the delightful South Westerly facing rear garden which has a fully enclosed surround and briefly comprises of an extensive paved patio which provides an ideal area for al fresco living. A path leads to an extensive wooden garden shed/workshop which provides excellent storage space. There is a lawned garden beyond the patio and a variety of mature trees, shrubs and flowering plants to the borders. There is an outside light and cold water tap.



Council Tax Band C



Floor 0

Approximate total area<sup>m</sup>

599 ft<sup>2</sup>

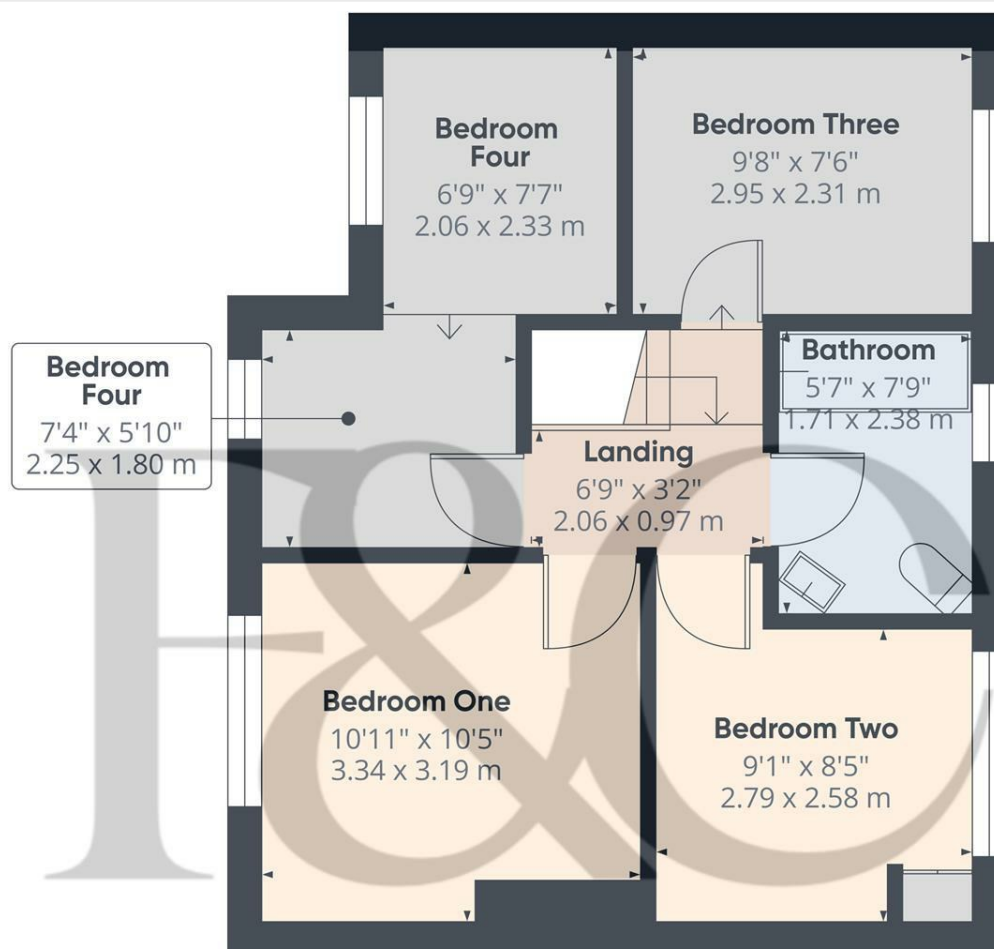
55.6 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1

Approximate total area<sup>m</sup>

427 ft<sup>2</sup>

39.7 m<sup>2</sup>

(1) Excluding balconies and terraces.

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Council Tax Band: C  
Tenure: Freehold



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	