



SCOFFIELD  
STONE



**15 Bishop Lonsdale Way, Mickleover, Derby, DE3 9DF**

**Offers Over £235,000**

Scoffield Stone are pleased to present this charming semi-detached house in a desirable location near Derby Royal, featuring three bedrooms, including a master with en-suite, a stylish bathroom, a kitchen with garden access, a lounge, driveway parking, and an enclosed garden, making it ideal for first-time buyers, investors, and families.

## Summary Description

For sale this delightful semi-detached house in a sought-after location. This property is in a good condition and boasts a unique blend of convenience and comfort, making it an ideal purchase for first-time buyers, investors, and families alike.

The property features three well-proportioned bedrooms. The master bedroom is a spacious double with an en-suite, creating a private sanctuary for the homeowner. The second bedroom is also a double and benefits from built-in storage, while the third bedroom, a generous single, comes with built-in wardrobes.

The house offers a stylish bathroom, ensuring a relaxing setting for all your needs. The kitchen, complete with dining space, boasts a view of the garden, adding a refreshing touch to your culinary experiences. Moreover, it provides direct access to the garden, seamlessly blending indoor and outdoor living.

There is one comfortable reception room, a lounge that is perfect for entertaining or unwinding after a long day. The property also benefits from a downstairs toilet.

Outdoors, there is driveway parking available for one car, which extends beyond the fence line, and an enclosed, low maintenance garden at the rear of the property.

Located close to Derby Royal, the property is well-served by public transport links and is within proximity to local amenities, green spaces, nearby parks, and schools. It is also near walking and cycling routes, making it perfect for those who enjoy an active lifestyle.

This house is a fantastic opportunity to acquire a home in a prime location, don't miss out on this opportunity.

## Entrance Hall

Having wood effect laminate flooring and neutral decor with front aspect part obscure glazed galvanised main entrance door, carpet matwell, under stairs storage, radiator.

## Lounge

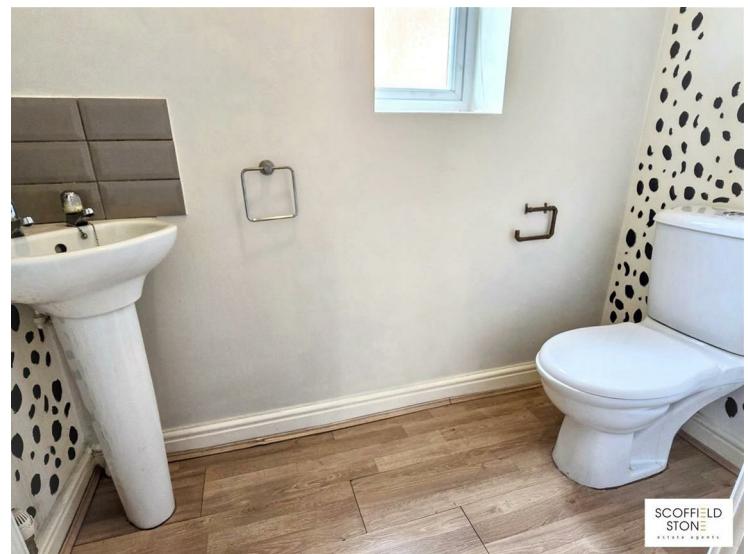
10'1" x 17'11" (3.09 x 5.48)



Having wood effect laminate flooring and neutral decor with two front aspect upvc double glazed windows, radiator.

## Guest Cloakroom

3'2" x 6'9" (0.98 x 2.08)



Having wood effect laminate flooring and stylish decor with front aspect upvc double glazed window, low flush wc, corner pedestal wash hand basin with chrome hot and cold taps, radiator.

**Kitchen/Diner**

9'8" x 15'11" (2.96 x 4.86)



Having wood effect flooring and neutral decor with two rear aspect upvc double glazed windows, part obscure glazed galvanised door to garden, fitted wall and floor units to gloss cream with stone effect worktop and tiled splashbacks, inset lights to ceiling, inset composite sink with drainer, vegetable preparation and mixer tap, inset ceramic hob with chimney style extractor hood over, integrated electric oven, under counter space and plumbing for appliances.

**Stairs/Landing**

Carpeted and neutrally decorated, radiator, access to roof space.

**Bedroom One**

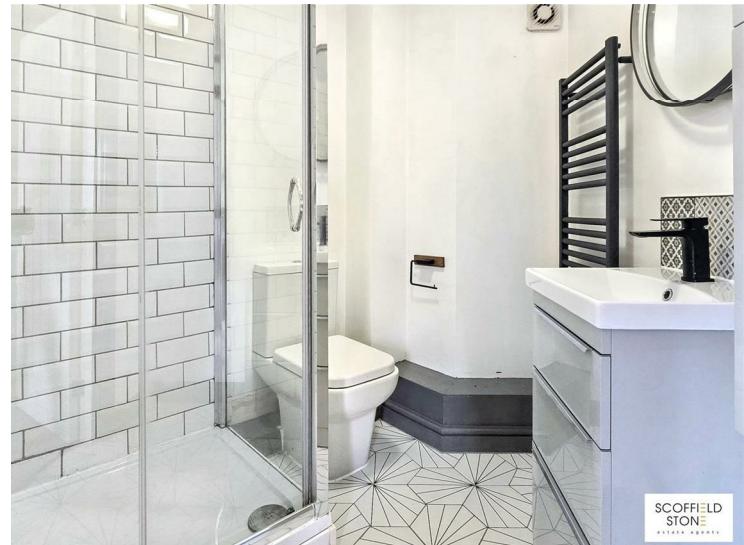
11'10" x 11'3" (3.62 x 3.43)



Carpeted and neutrally decorated with two front aspect upvc double glazed windows, radiator.

**En Suite Shower Room**

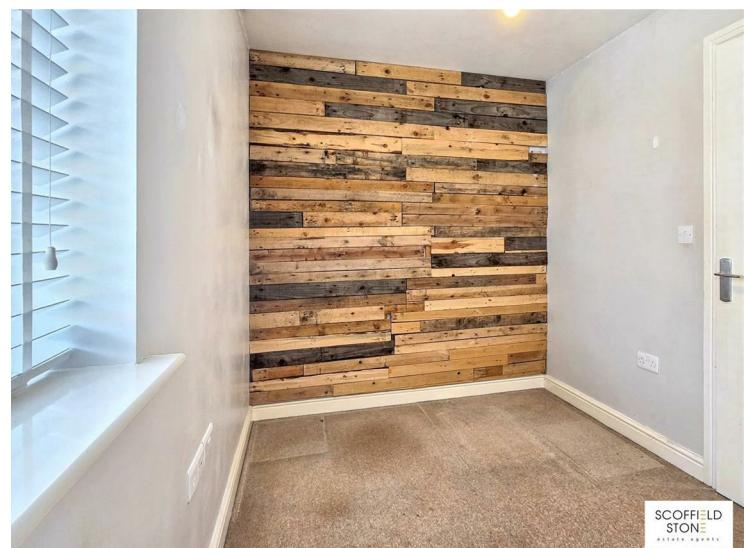
7'4" x 5'8" (2.26 x 1.75)



Having ceramic tile flooring and neutral decor with low flush wc, vanity unit with inset wash hand basin having monobloc tap, shower enclosure with plumbed shower and tiled splashbacks, heated towel rail.

**Bedroom Two**

11'3" x 6'10" (3.45 x 2.1)



Carpeted and neutrally decorated with front aspect upvc double glazed window, over stairs storage, airing cupboard, radiator.

**Bedroom Three**

7'1" x 9'5" (2.18 x 2.88)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, fitted wardrobe, radiator.

**Bathroom**

6'3" x 6'2" (1.91 x 1.88)



Having ceramic tile effect flooring and fully tiled walls with rear aspect obscure upvc double glazed window, pedestal wash hand basin with chrome monobloc tap, low flush wc, bathtub with chrome mixer tap having shower attachment, chrome heated towel rail.

**OUTSIDE**

**Frontage and Driveway**



Car parking is provided by the tarmacadam driveway with adequate parking for one car. There is lawn to the front.

**Rear Garden**



Accessed via a gate from the driveway you will find an enclosed garden which has been landscaped to provide a mixture of paved patio, extended driveway beyond the fence, artificial lawn, perimeter planting borders.

**Material Information**

Verified Material Information

Council tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: None

Parking: Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: C

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

#### **Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

#### **Buying to Let?**

Guide achievable rent price: £1000pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

#### **Location / what3words**

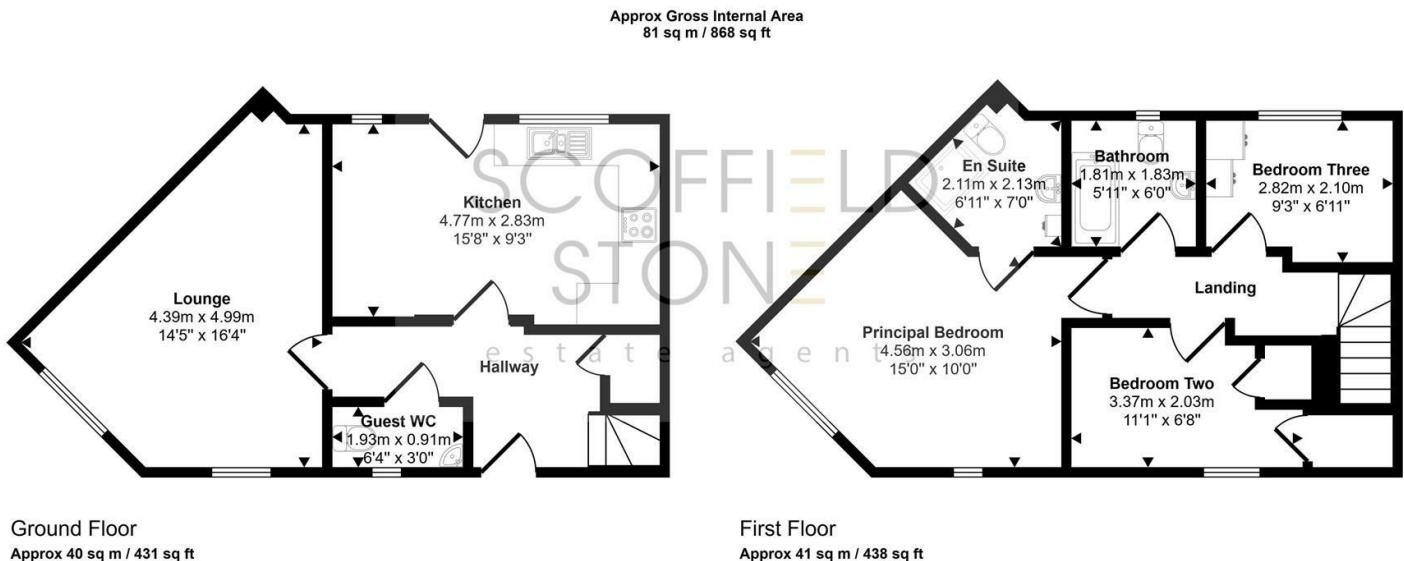
what3words //hobby.ballots.moon

#### **ID Checks for buyers**

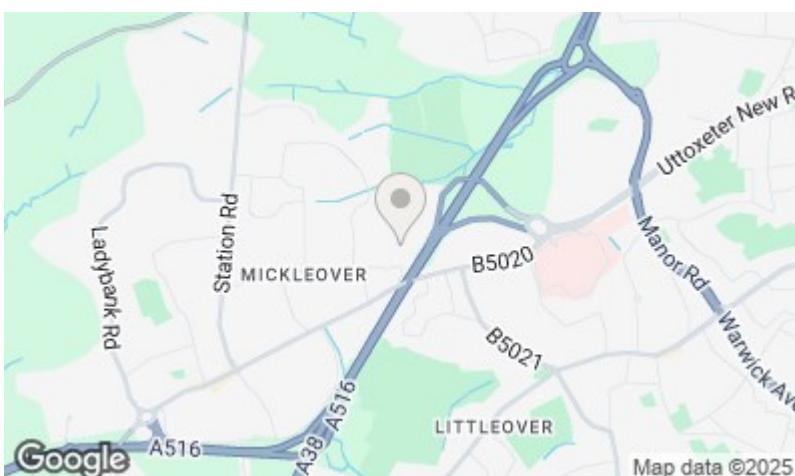
To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small charge of £25 per person to cover the cost of these checks.



Sales: 01283 777100  
Lettings: 01332 511000  
[www.scoffieldstone.co.uk](http://www.scoffieldstone.co.uk)



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			



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