



GADSBY
NICHOLS

180 Ladybank Road, Mickleover, Derby, DE3 0RR
Offers Around £375,000

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A SPACIOUS, FOUR-BEDROOMED DETACHED FAMILY HOME, enjoying a well-established and popular residential location, well served by local amenities, and available with IMMEDIATE VACANT POSSESSIION. The property has been part-adapted for mobility needs, and having the benefit of gas central heating, UPVC double glazing, and security alarm, the accommodation briefly comprises: -

GROUND FLOOR, enclosed entrance porch, entrance hall, wet room, front lounge, rear dining room with lift to the first floor, and generous breakfast kitchen with appliances. FIRST FLOOR, landing, four well-proportioned bedrooms, with potential to incorporate an en suite to bedroom one, together with wet/shower room. OUTSIDE, attached single garage with workshop/store off, front garden with driveway affording car standing, and approximate west-facing, established rear garden. EPC D, Council Tax Band E.

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THE PROPERTY



A detached family residence, of spacious proportions, and which has been part-adapted for mobility needs with the installation of a lift. The property offers scope for improvement and refurbishment to individual taste, and has the benefit of immediate vacant possession. The accommodation comprises, enclosed entrance porch, entrance hall, cloaks/WC/wet room, two reception rooms, breakfast kitchen, four generous bedrooms, wet/shower room, front garden, driveway parking, garage and workshop/store off, and pleasant rear garden.

LOCATION

The property enjoys a popular and well-established residential location in the popular suburb of Mickleover, well served by a range of local amenities to include; day-to-day shopping, doctors and dentist surgeries, places of worship, eateries, public houses, hair and beauty salons, schooling, and leisure facilities. The property is located close to a

bus stop for regular services into Derby city centre via the Royal Derby Hospital. Ease of access is afforded to the A50 and A38 for commuting further afield.

DIRECTIONS

When leaving Derby city centre by vehicle, proceed along Uttoxeter New Road continuing through the ring road traffic lights, and over the Royal Derby Hospital traffic island, still on Uttoxeter New Road, continue through the cross roads traffic lights, and through the lights at the A38 fly-over, then on entering Mickleover centre at the mini traffic continue straight across to the next traffic island, then turn right into Ladybank Road, proceeding along Ladybank Road before finding the property on the left-hand side.

What 3 Words /// lanes.cheer.clouds

VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13484.

ACCOMMODATION

Having the benefit of gas central heating, UPVC double glazing, and security alarm, the detailed accommodation comprises: -

GROUND FLOOR

ENCLOSED ENTRANCE PORCH

Having UPVC double glazed entrance door, and UPVC double glazed side windows, together with glazed inner door opening to the: -

ENTRANCE HALL

Having central heating radiator, and stairs to the first floor.

CLOAKS/WC/WET ROOM

2.36m x 2.21m (7'9" x 7'3")



Having white sanitary ware comprising; low-level WC, wash hand basin, and shower area with Mira electric shower unit, together with wet flooring, tiled walls, UPVC double glazed window, and central heating radiator.

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LOUNGE

5.23m x 3.66m (17'2" x 12'0")



Having attractive Adam-style fire surround with marble hearth and fitted 'living flame' coal gas fire (NOT TESTED), UPVC double glazed window to the front, central heating radiator, and sliding doors opening to the: -

DINING ROOM

3.63m x 2.82m (11'11" x 9'3")



Having purpose-built lift providing access to the first floor, UPVC double glazed window to the rear, UPVC double glazed doors, and central heating radiator.

BREAKFAST KITCHEN

5.49m x 2.82m (18'0" x 9'3")



Having fitments comprising; four double base units,

two single base units, drawers, seven single wall units, one single wall unit with leaded-light glazed door for display purposes, larder unit, and broom cupboard, together with integrated appliances to include; electric hob and electric double oven, ample work surface areas with tiled splashbacks, one-and-a-half bowl single-drainer sink unit, UPVC double glazed window to the rear, plumbing for dishwasher, plumbing for automatic washing machine, central heating radiator, UPVC double glazed side door, and wall-mounted gas-fired combination boiler providing domestic hot water and central heating.



FIRST FLOOR

LANDING

Having access to the loft space via an aluminium loft ladder, being insulated and part-boarded.

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FRONT BEDROOM ONE

4.24m x 3.66m (13'11" x 12'0")



Having UPVC double glazed window to the front, central heating radiator, and built-in wardrobe. With reconfiguration of this room, there is the potential to provide an en suite.

REAR BEDROOM TWO

3.89m x 3.66m (12'9" x 12'0")



Having central heating radiator, UPVC double glazed window to the rear, and lift from the dining room.

FRONT BEDROOM THREE

3.89m x 2.51m (12'9" x 8'3")



Having UPVC double glazed window, and central heating radiator.

REAR BEDROOM FOUR

3.05m x 2.84m max (10'0" x 9'4" max)



Having built-in cupboard, UPVC double glazed window, and central heating radiator.

MAIN WET ROOM



Having white sanitary ware comprising; low-level WC, wash hand basin, and recessed shower area with Mira electric shower unit, and wet flooring,

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together with tiled walls, UPVC double glazed window, and central heating radiator.

OUTSIDE

ATTACHED GARAGE

4.34m x 2.36m (14'3" x 7'9")

Small garage, having up-and-over doors to the front and rear affording a drive-through facility, together with electric power and light.

WORKSHOP

2.67m x 2.54m (8'9" x 8'4")

Having electric power and light.

FRONT GARDEN

Having well-stocked shrubberies, driveway affording car standing spaces, and side paved pathway leading to the rear.

REAR GARDEN



Approximate west-facing rear garden, having block-paved patio and pathway, well-stocked shrub borders, and mature hedging to the rear for privacy.



ADDITIONAL INFORMATION

TENURE

We understand the property is held freehold, with vacant possession provided upon completion.

ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license,

passport, or national identity card;
b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

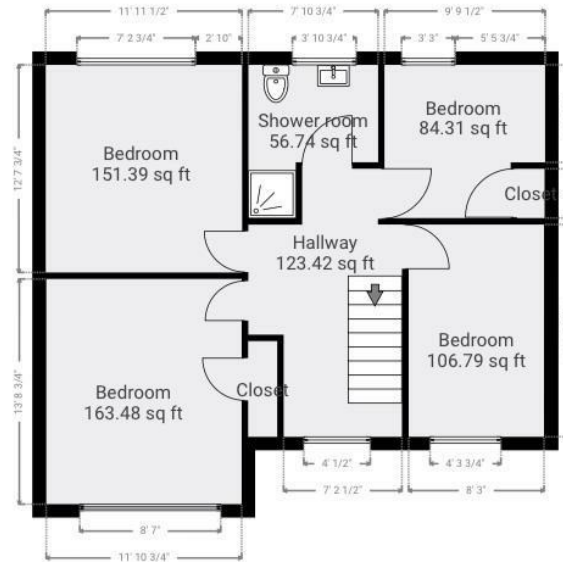
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▼ Ground Floor

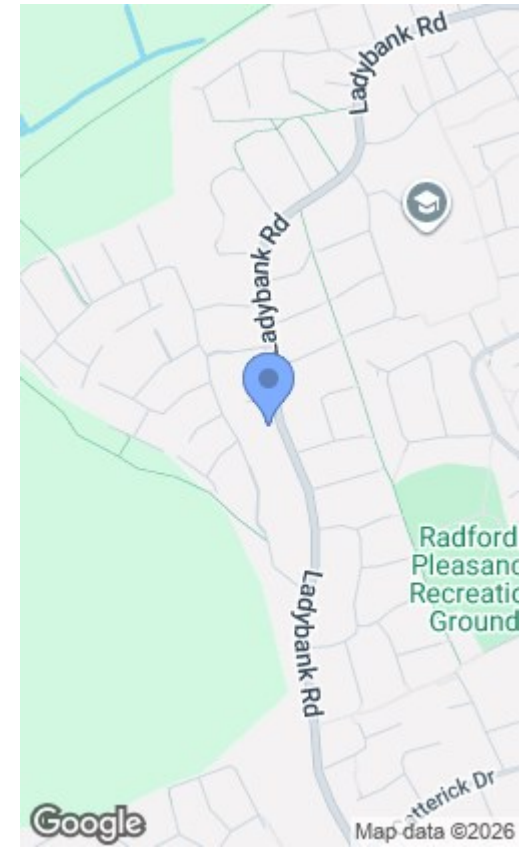
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▼ 1st Floor



It must be noted we try to ensure the accuracy of the floor plan, however this is a guide to the layout of the property only. You must treat this floorplan as a guide only to the property's layout and not an accurate built measured survey. If you require accurate measurements/ layout guides, you must commission this independently. Where an appliance/s are shown these are illustrative only and have not been tested or confirmed to be included in the sale of the property.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (91-100) A (81-90) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (91-100) A (81-90) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

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