



12a The Hollow, Mickleover, Derby, Derbyshire, DE3 0DH Offers In Excess Of £250,000

- Spacious Semi-Detached Home
- Entrance Hall, Lounge, Dining Room & Conservatory
- Generous Block Paved Driveway
- Gas Central Heating & UPVC Double Glazing
- Brookfield Primary School Catchment
- Well Presented
- Three Double Bedrooms & Bathroom
- Generous Rear Garden & Detached Brick Built Store/Workshop
- Front and Rear Views over Fields
- Littleover School Catchment

LITTLEOVER SCHOOL CATCHMENT AREA - A well presented THREE DOUBLE BEDROOM semi-detached family home with generous garden with attractive views over fields to front and rear. This property offers a highly sought after location within easy walking distance of Mickleover village centre and the local Brookfield Primary School. A true feature of this home is the extensive rear garden plot and this generous plot also offers exciting potential for extension (subject to necessary planning consent being granted)

The property has a combination boiler gas central heating system, UPVC double glazing, and in brief comprises: entrance hallway, lounge, dining room, conservatory and breakfast kitchen. The first floor landing leads to three double bedrooms and bathroom.

Outside to the front the property offers generous block paved driveway providing ample off road parking and then there is gated access to the generous enclosed rear garden with paved patio, extensive lawn and planting borders.

An early internal inspection is strongly recommended as properties in this location generate a strong level of interest.

LOCATION

Mickleover is an extremely popular residential suburb of Derby approximately 3 miles from the city centre providing a first class range of local amenities including a supermarket, a range of shops, doctors and dentists.

Leisure facilities include Mickleover Golf Course, walks in nearby open countryside and access to the local cycle network. Excellent transport links are close by including easy access to the A38 and A50 trunk roads and the M1 motorway.

There are good schools at primary and secondary level with the property falling within the catchment area for the noted Brookfield Primary School and Littleover Community School and private education is also available at Derby High School and Derby Grammar School.

THE ACCOMMODATION

GROUND FLOOR

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Entrance Hallway

Panelled entrance door with glazed insert, solid oak wood flooring, central heating radiator, wooden dado rail, built-in storage cupboards housing the fuse box and electric meter, staircase to the first floor with understairs storage cupboard and UPVC double glazed window to the front elevation.



Fitted Kitchen

12'2" x 8'7" (3.71m x 2.62m)

Fitted with a range of wall, base and drawer units with roll-edge laminated work surfaces, mini breakfast bar area, mosaic tiled splash-backs, integrated electric oven and gas four ring hob with extractor unit over, sink drainer unit with mixer tap, wall mounted Glow Worm combination boiler, coving to ceiling, ceramic tiled flooring, built-in display cabinets, UPVC double glazed windows and UPVC double glazed door to the rear garden.



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract.

The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Lounge

12'2" x 11'11" into recess (3.71m x 3.63m into recess)

Feature fireplace with timber surround, marble hearth, matching back plate and inset living flame gas fire, wooden picture rail, coving to ceiling, TV point, central heating radiator, double opening doors to the dining room and further doors opening into the conservatory.



Dining Room

11'11" x 9'11" (3.63m x 3.02m)

Wood effect laminate flooring, central heating radiator, coving to ceiling and UPVC double glazed window to the front elevation.



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Conservatory

9'9" x 9'3" (2.97m x 2.82m)

UPVC double glazed windows, laminated tile-effect flooring, UPVC double glazed French doors to the rear garden and tinted polycarbonate roof.



FIRST FLOOR

Landing

Single glazed window to the side elevation, central heating radiator, loft access and doors to all three bedrooms and bathroom.

Master Bedroom

12'1" into recess x 10'9" (3.68m into recess x 3.28m)

Central heating radiator, wooden picture rail and UPVC double glazed window to the rear elevation.



Bedroom Two

10'1" x 10'0" (3.07m x 3.05m)

Central heating radiator and UPVC double glazed windows to the front elevation.



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Bedroom Three (L-Shaped)

11'11" x 9'11" (3.63m x 3.02m)

Central heating radiator and UPVC double glazed window to the rear elevation.



Bathroom

10'0" x 6'1" (3.05m x 1.85m)

Pedestal wash hand basin, low level w.c., corner bath, shower cubicle with wall mounted shower unit, laminated slate-effect tiled flooring, ceramic tiled splash backs, modern chrome heated towel rail and UPVC obscured double glazed window to the front elevation.



OUTSIDE

Frontage & Driveway

To the front of the property there is a generous, block paved driveway with planting borders and brick retaining wall.

Detached Brick Built Store/Workshop

18'3" x 7'0" (5.56m x 2.13m)

Access via a glass panelled entrance door with power and light.



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Generous Enclosed Rear Garden

With paved patio, extensive lawned area with planting borders, separate lawned section to the bottom of the garden with apple tree and fence/hedgerow boundary.



Views to Front



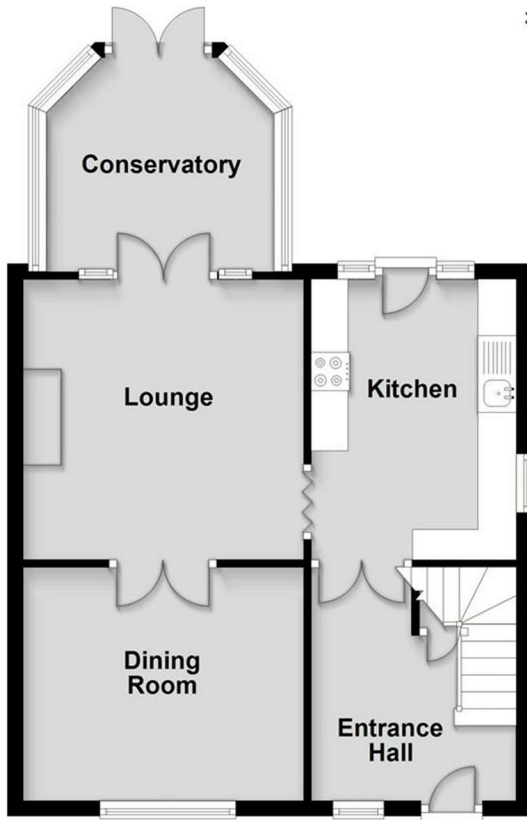
Views to the Rear



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

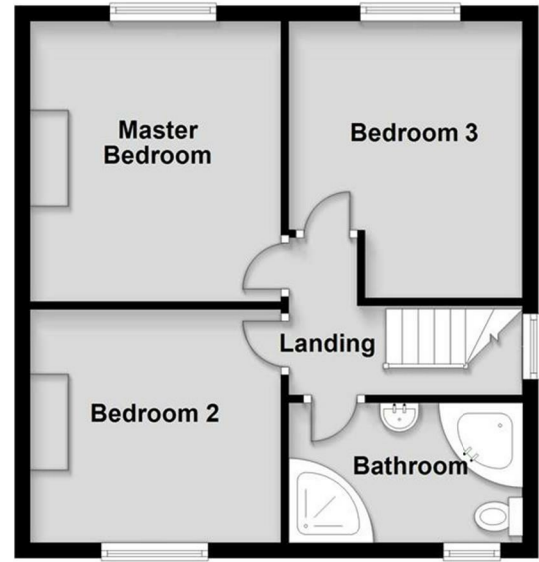
Ground Floor

Approx. 51.7 sq. metres (556.6 sq. feet)



First Floor


Approx. 43.7 sq. metres (470.1 sq. feet)




Total area: approx. 95.4 sq. metres (1026.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan. The measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used by any prospective purchaser as a guide to the layout.
Plan produced using PlanUp.

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		
	61	81
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
	54	77
England & Wales	EU Directive 2002/91/EC 	

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract.

The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.