



**22 Mickelover Manor, Mickelover, Derby, Derbyshire, DE3 0SH**

**£280,000**

CHAIN FREE - Scofield Stone are pleased to offer this charming THREE BEDROOM SEMI DETACHED home, ideally located on the ever popular and much sought-after residential development of MICKLEOVER MANOR. Benefitting from being positioned on private grounds, with parking, full double glazing, gas central heating, garage with power and part boarded attic accessed via loft ladders. Accommodation in brief comprises entrance to hallway with fitted kitchen/diner, guest cloakroom and lounge with French doors opening onto the enclosed and semi-private rear garden. At first floor you will find three double bedrooms and family bathroom. The main bedroom also has a generously proportioned en suite shower room. To the front of the property is a gravel driveway and lawn. The property is located close to the heart of the village of Mickelover, having an excellent offering of local shops and services and giving good access to main routes in and out of the city.



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### Entrance Hall

Having wood effect laminate flooring and neutral decor with front aspect part obscure glazed wooden main entrance door, side aspect wooden double glazed , coving, radiator and telephone point.

### Kitchen / Diner

16'8" x 9'1" max (5.1 x 2.79 max)



Having wood effect laminate flooring and neutral decor with a range of fitted wall and floor units to wood effect with stone effect roll edge worktop and tiled splashbacks, front and side aspect wooden framed double glazed windows, under counter space and plumbing for appliances, inset stainless steel sink with drainer and chrome mixer tap, integrated electric oven with gas hob over and chimney style extractor hood. Coving to ceiling, radiator, Glowworm boiler and under stairs storage.

### Sitting Room

12'5" x 9'8" (3.8 x 2.96)



Having wood effect laminate flooring and neutral decor with rear aspect wooden framed double glazed French doors to garden with side windows, coving, radiator, tv and telephone point.

### Guest Cloakroom

Having wood effect laminate flooring and neutral decor with wall mounted wash hand basin with chrome hot and cold taps, wc, toilet and radiator.

### Stairs / Landing

Carpeted and neutrally decorated with coving to ceiling and access to part boarded roof space via fitted loft ladders.

### Bedroom One

12'5" x 10'2" (3.8 x 3.11)



Carpeted and neutrally decorated with rear aspect wooden framed double glazed window, radiator, coving, tv and telephone point.

### En Suite



Carpeted and fully tiled with rear aspect obscure wooden framed double glazed window, coving, cream three piece suite comprising of wc, pedestal wash hand basin with chrome mixer tap and shower enclosure with electric shower and radiator.

### Bedroom Two

12'8" x 8'8" (3.87 x 2.66)



Carpeted and neutrally decorated with front aspect wooden framed double glazed window, radiator and coving.

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### Bedroom Three

9'2" x 9'2" (2.81 x 2.81)



Carpeted and neutrally decorated with front aspect wooden framed double glazed window, coving, radiator, over stairs walk in cupboard and over stairs airing cupboard.

### Bathroom



Carpeted and neutrally decorated with part tiled walls, side aspect obscure wooden double glazed window, radiator, coving, white three piece suite comprising pedestal wash hand basin with chrome hot and cold taps, toilet and bathtub with chrome mixer tap having shower attachment.

### Garage

Having electronically powered metal up and over door, light and power.

### Outside



Front: To the front is a gravelled driveway, lawn and paving to the front door with hedge planting to the boundary.

Rear: An enclosed and semi private garden laid mainly to lawn, with some paved patio, summerhouse, established borders and access to front via gate.

### Please Note

There is a Residents Management Company at this development, which looks after the maintenance of the communal areas. There is an annual service charge payable which normally is around £210 (though for the last financial year the service charge was not levied at all).

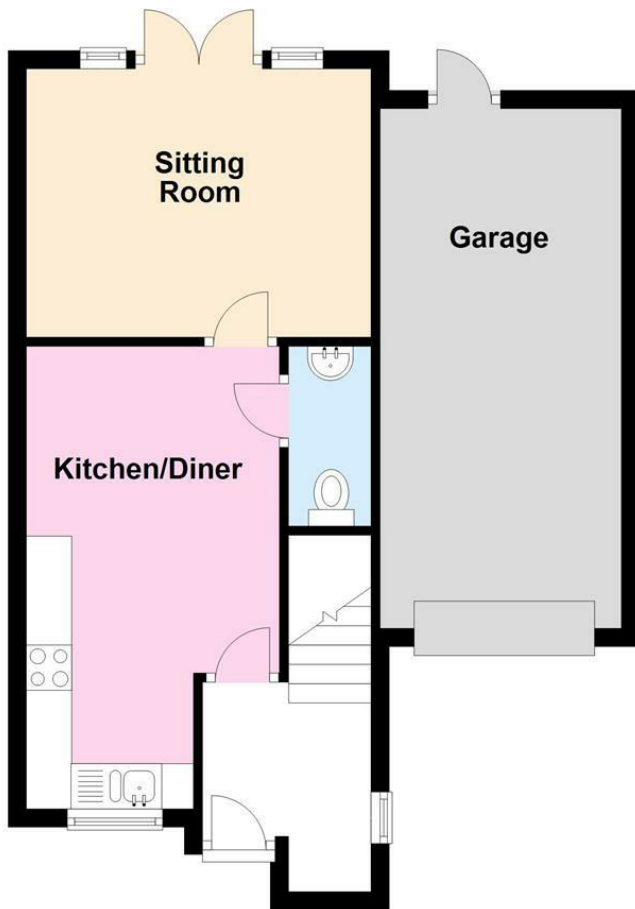
### Disclaimer

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. 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.



## Ground Floor

Approx. 48.6 sq. metres (523.7 sq. feet)



## First Floor

Approx. 47.1 sq. metres (506.6 sq. feet)



Total area: approx. 95.7 sq. metres (1030.2 sq. feet)



| 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 |  |                         |           |
| England & Wales                             |  | 73                      | 85        |
|   |  | EU Directive 2002/91/EC |           |

| 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 |  |                         |           |
| England & Wales   |  | 71                      | 84        |
|   |  | EU Directive 2002/91/EC |           |



### Mickleover Office

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