

SCARGILL
MANN & CO

EST. 1995



9 Lambrook Close

Mickleover, Derby, DE3 0RH

Price £199,950



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GENERAL INFORMATION

THE PROPERTY

Scargill Mann & Co. bring this two double-bedroom semi-detached home to the market in this popular location. The property offers the opportunity for a purchaser to stamp their own mark and create a lovely small family home with a park at the end of the road. The accommodation offers an entrance porch and lounge with stairs off to the first floor. A dining kitchen with a door opening out into the garden. Two bedrooms to the first floor and a family bathroom.

Outside are gardens to front and rear and a drive.

LOCATION

Mickleover is a popular Derby suburb with a full range of amenities, including doctors, dentists, a supermarket, butchers, a bakery, a bank, and a pharmacy. There are a range of public Inns and bars.

Excellent travel is available via the A38 and A50, and the Derby Royal Hospital is a short drive away.

ACCOMMODATION

Entrance door opening through to entrance porch.

ENTRANCE PORCH

4'8" x 4'6" to door (1.44m x 1.39m to door)

Has UPVC door with glazed screen, radiator, ceiling light point and glass panelled door leading through to the lounge diner.

LOUNGE DINER

12'11" x 17'4" (3.94m x 5.30m)

Has a window to the front aspect, stone fire surround with plinths and timber mantle, stairs off to first floor, radiator, ceiling light point and door through to dining kitchen.

DINING KITCHEN

12'11" x 9'6" (3.94m x 2.91m)

Is fitted with a range of base cupboards, drawers and larder units, work tops incorporate a stainless steel sink, there is space for a gas cooker, washing machine, fridge freezer and the domestic hot water and central heating Glow worm boiler is housed here, There is a window looking out over the rear garden and a further door with glazed half screen gives access to the garden, ceiling light point and radiator.

FIRST FLOOR

LANDING

Doors leading off to:

BEDROOM ONE

9'7" x 12'11" (2.94m x 3.94m)

Is fitted with a range of built in wardrobes, dressing table, over head cabinets and matching bed side cabinets, there is a window to the front aspect, radiator and ceiling light point.

BEDROOM TWO

12'11" x 9'0" (3.95m x 2.75m)

Has a window to the rear aspect, radiator and ceiling light point.

BATHROOM

4'9" x 7'11" to window (1.45m x 2.42m to window)

Is fitted with a coloured suite, panelled bath, a vanity unit with hand wash basin inset and W.C., there is an airing cupboard where the domestic hot water and central heating tank is housed, high line obscure window to the side aspect, radiator and ceiling light point.

OUTSIDE

The property sits back behind a driveway with a dwarf wall, lawn frontage and herbaceous borders, the driveway extends down the side of the house and opens up into the rear garden which has a lawn, paved path and does require some attention.

Tel: 01283548194

TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

COUNCIL TAX BAND

Derby City - Band B

CONSTRUCTION

Standard Brick Construction

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

CURRENT UTILITY SUPPLIERS

Gas

Electric

Oil

Water - Mains

Sewage - Mains

Broadband supplier

CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 12/2024) DRAFT



Road Map



Hybrid Map



Terrain Map



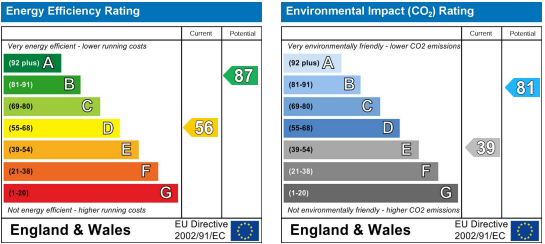
Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.