



**Chain Lane, Mickleover Derby DE3 9AL**

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**Chain Lane, Mickleover Derby**

Extended three-bedroom semi-detached home on Chain Lane, featuring a spacious kitchen/diner, two reception rooms, downstairs W.C. and a large mature rear garden. With a generous driveway and well-proportioned bedrooms, this property is ideal for families.



### **Porch**

Entry to the property finds you in the porch, which has a cloakroom and a large storage cupboard.

### **Downstairs W.C.**

5' x 2' 9" ( 1.52m x 0.84m )

Cloakroom to the ground floor, comprising a w/c, hand-wash basin, and a frosted double-glazed porthole window to the front.

### **Entrance Hall**

Spacious hallway providing access to the dining room, lounge, kitchen diner, and the stairs to the first floor. With an under-stair cupboard.

### **Dining Room**

11' 6" x 10' ( 3.51m x 3.05m )

Carpeted flooring, wall-mounted radiator, uPVC double glazed window to the front, single pendant ceiling light.

### **Lounge**

23' 3" x 11' 5" ( 7.09m x 3.48m )

Spacious, extended lounge, with carpeted flooring, radiator, a feature gas fire, and UPVC patio doors to the rear leading out to the garden.

### **Kitchen Diner**

23' 8" x 8' 1" max ( 7.21m x 2.46m max )

Fitted with stainless steel sink and drainage board, extractor fan, space for oven, fridge freezer, washing machine and dishwasher, half tiled walls, ceiling spotlights. The dining area has a wall-mounted radiator, single pendant ceiling light, uPVC double glazed window and door to the rear garden.

### **Bedroom One**

11' 5" x 9' 4" into robes ( 3.48m x 2.84m into robes )

Finished with fitted wardrobes, carpeted flooring, uPVC double glazed window to the rear, and a single pendant ceiling light.

### **Bedroom Two**

9' 6" x 9' 5" into robes ( 2.90m x 2.87m into robes )

Finished with fitted wardrobes, carpeted flooring, uPVC double glazed window to the front, and a single pendant ceiling light.

### **Bedroom Three**

11' 9" max x 9' 5" max ( 3.58m max x 2.87m max )

Finished with carpeted flooring, uPVC double glazed window to the rear, and a single pendant ceiling light.

### **Family Bathroom**

9' 4" x 5' 6" ( 2.84m x 1.68m )

Four-piece suite comprising a shower cubicle, bathtub, w/c, and hand-wash basin with vanity storage below. Finished with splashback tiling, and a frosted uPVC window to the front.

### **Outside**

To the front, the driveway is block-paved and provides off-road parking for multiple vehicles. The front of the property is framed by a small, mature front garden, full of beautiful foliage. To the rear, the garden is spacious and mature, featuring lawn, patio paving, mature greenery, and an outbuilding to the rear for extra storage.

### **Area Description**

Chain Lane is a popular residential location, known for its accessibility to local amenities, schools (being in the catchment area for Littleover Community School), and transport links. The area offers a blend of suburban living with convenient access to nearby shops, parks and commuter routes, making it particularly attractive to families and professionals alike.



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## Chain Lane, Mickleover Derby

- Extended three-bedroom semi-detached home
- Spacious kitchen/diner with garden access
- Two reception rooms including rear extension
- Large mature rear garden with patio and lawn
- Block-paved driveway providing ample parking

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

# £280,000



Please note the marker reflects the postcode not the actual property

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