



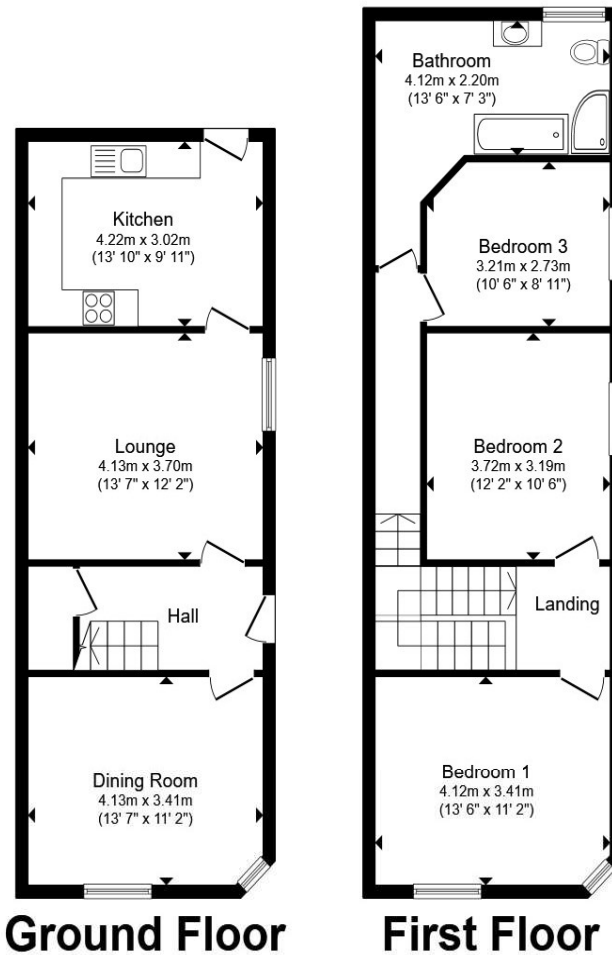
Leake Street, Derby DE1 1GQ

welcome to

Leake Street, Derby

A spacious three-bedroom end-terrace home on Leake Street, offering two reception rooms, a fitted kitchen, garage, and a rear garden with patio and outbuilding. Benefitting from a new boiler with a 10-year warranty, this property is ideal for families or investors.





About The Area

Dining Room

13' 7" x 11' 2" (4.14m x 3.40m)

Lounge

13' 7" x 12' 2" (4.14m x 3.71m)

Kitchen

13' 10" x 9' 11" (4.22m x 3.02m)

Bedroom 1

13' 6" x 11' 2" (4.11m x 3.40m)

Bedroom 2

12' 2" x 10' 6" (3.71m x 3.20m)

Bedroom 3

10' 6" x 8' 11" (3.20m x 2.72m)

Bathroom

13' 6" x 7' 3" (4.11m x 2.21m)

Total floor area 108.0 m² (1,163 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to Leake Street, Derby

- Three-bedroom end-terrace property
- Two reception rooms
- Garage and off-road parking/storage potential
- New boiler with 10-year warranty
- Rear garden with patio and outbuilding

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£130,000



Situated on Leake Street in Derby, this three-bedroom end-terrace property offers spacious accommodation throughout, making it an excellent choice for families, first-time buyers or investors.

The property is entered via the side, leading directly into a spacious dining room which provides the perfect setting for family meals and entertaining. To the right is a comfortable lounge, creating a separate reception space ideal for relaxing. From the lounge, access is provided to the kitchen at the rear of the property. Fitted with a range of wall and base units, the kitchen offers ample storage and worktop space while also providing direct access to the rear garden.

To the first floor are three well-proportioned bedrooms, including a double bedroom to the front and two further double bedrooms, offering flexible accommodation for a growing family or those working from home. The family bathroom is located at the rear and is fitted with a four-piece suite comprising a bath, separate shower, wash basin and W.C.

Externally, the property benefits from an enclosed rear garden featuring a patio seating area, ideal for outdoor dining and entertaining, together with an outbuilding providing useful additional storage. A garage further enhances the practicality of the home, offering secure parking or further storage options.

Additional benefits include a recently installed boiler with a 10-year warranty, providing peace of mind for prospective purchasers.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DBY122216 - 0003

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