



£140,000

Leman Street, Derby DE22 3UY

| 2 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Key Features

- Lounge enjoying an outlook to the fore
- Re-fitted kitchen with breakfast bar
- Conservatory creating further ground floor space
- Two well presented bedrooms
- Shower Room with white suite
- Driveway providing off-road parking
- Enclosed low-maintenance rear garden
- Conveniently located for Derby City Centre
- Gas central heating & double glazing
- Viewing highly recommended

## Property Description

Well presented two bedroom home with a modern re-fitted kitchen and shower room with white suite. Ample off-road parking and low-maintenance rear garden.

## Main Particulars

Well presented two bedroom home with a modern re-fitted kitchen with stylish units, lounge with a feature panelled wall and conservatory creating further ground floor accommodation. To the first floor there are two bedrooms and shower room with white suite. Tastefully decorated throughout. Gas fired central heating and double glazing. Ample off-road parking to the fore and low-maintenance rear garden with useful covered area. Viewing highly recommended.

### Ground Floor

#### Accommodation

The property is approached via an exterior door into:

#### Entrance

1.26m x 0.90m (4' 2" x 2' 11") with ceiling light point and stairs leading to first floor landing.

#### Living Room

4.22m x 3.56m (13' 10" x 11' 8") with ceiling light point, central heating radiator, half-height panelling to one wall and double glazed window to front elevation.

#### Kitchen

3.54m x 2.54m (11' 7" x 8' 4") re-fitted with a matching range of stylish eye and base level units with contrasting worktops over incorporating a gas hob with matching extractor over and stainless steel sink with mixer tap. Integrated fridge/freezer, concealed wall mounted boiler and space for washing machine. Glass fronted display cabinets and breakfast bar area. Complementary ceramic splashback tiling, central heating radiator, double glazed window to rear elevation and double glazed exterior door into:

#### Conservatory

3.51m x 2.90m (11' 6" x 9' 6") with ceiling light point, central heating radiator and double glazed exterior door leading onto the rear garden.

### First Floor

#### Landing

1.82m x 0.77m (6' 0" x 2' 6") with ceiling light point, double glazed window to side elevation and loft hatch providing access to roof space.

#### Bedroom One

3.47m x 2.57m (11' 5" x 8' 5") with ceiling light point, central heating radiator, built-in storage cupboard and double glazed window to front elevation.

#### Bedroom Two

3.29m x 1.65m (10' 10" x 5' 5") with ceiling light point, central heating radiator and double glazed window to rear elevation.

#### Shower Room

2.37m x 1.81m (7' 9" x 5' 11") appointed with a white three-piece suite comprising of a corner shower cubicle, pedestal wash hand basin and WC. Splashbacks, ceiling light point, heated towel rail and double glazed window to rear elevation.

#### Outside

To the front of the property is a block paved driveway providing off-road parking. The rear garden has been designed for low-maintenance with a paved patio area, artificial lawn, useful covered storage area. Outdoor store.

#### Disclaimer

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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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