



£140,000

Leman Street, Derby DE22 3UX

Semi-Detached House | 2 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Modern Semi Detached House
- Two Bedrooms
- Parking for several vehicles
- Detached Garage
- Viewing Recommended
- Quiet Cul De Sac Location
- Walking Distance To Derby City Centre
- COUNCIL TAX BAND A

Property Description

Located in quiet cul-de-sac position is this modern two bedroom semi detached home boasting private driveway and detached garage. This would be an ideal purchase for a first time buyer looking to take the first steps on to the ladder.

Main Particulars

Derbyshire Properties are pleased to present this modern two bedroom semi detached Home located within quiet cul-de-sac position and within an easy reach of Derby city centre.

The property briefly comprises of:- entrance porch, living room, kitchen/dining room. To the first floor a landing leads to a bathroom and two bedrooms. Externally the property offers gardens to the front and rear elevations and a driveway located to the side elevation providing parking for three vehicles with the addition of a detached brick garage with up and over door light and power. We believe demand will be high and an immediate inspection should be undertaken to avoid disappointment of this type.

Entrance Porch

Entered via composite door from the front elevation, wall mounted coat storage and door opening leading into:-

Living Room

13' 7" x 11' 6" (4.14m x 3.51m)

With open staircase to first floor landing, double glazed window to front elevation, wood floor covering, under stairs storage alcove and TV point. The focal point of the room is a timber feature fireplace with tiled backdrop and raised hearth.

Kitchen/Dining Room

11' 7" x 8' 2" (3.53m x 2.49m)

Mainly comprising of range of wall base mounted matching units with modern flat edged worksurface incorporating an enamel sink drainer unit with mixer taps. Integrated appliances include electric oven, gas hob and extractor canopy over. Undercounter space and plumbing for washing machine, space for fridge/freezer, tiled floor covering, wall mounted radiator and double glazed window and door to the rear elevation.

First Floor

Landing

Accessed via the living room with internal doors leading to both bedrooms and bathroom. Ceiling mounted loft access point and built-in storage cupboard.

Bedroom One

11' 3" x 8' 3" (3.43m x 2.51m)

With double glazed window to front elevation, laminate wood effect floor covering, wall mounted radiator, storage alcove and fitted wardrobe.

Bedroom Two

10' 8" x 5' 4" (3.25m x 1.63m)

Double glazed window to the rear elevation and wall mounted radiator.

Bathroom

Comprising of a modern three piece suite to include WC, pedestal wash handbasin and panelled bath with wall mounted electric shower and attachment over. Parttiling to walls, double glazed obscured window, vinyl floor covering and wall mounted radiator.

Outside

The front elevation is a neat area of lawn with stocked flowerbeds that lead to a side driveway providing parking for approximately three vehicles and giving access to attached brick built garage with up and over door light and power. The low maintenance and private rear garden comprises of a full width paved patio, timber fence boundaries, Astroturf lawn, patio with further stocked borders and range of mature planting providing screening from neighbouring properties. To the very far point of the garden is a timber summer house and a side access door can be found providing access into the garage. The property also offers an external watering system and security lighting.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
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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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