



£139,950

Leabrooks Road, Somercotes DE55 4HB

Terraced House | 2 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Key Features

- Ideal First Home
- Perfect for access to A38 and M1
- Walking Distance to Local Amenities
- Two Double Bedrooms
- Off Street Parking
- Easily commutable to Alfreton
- Investment Opportunity

## Property Description

Derbyshire Properties are pleased to present this two bedroom home within walking distance of a range of local amenities and perfect proximity to A38 and M1 road links. We recommend an early internal inspection to avoid disappointment.

## Main Particulars

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Internally, the property benefits from Lounge and Dining Kitchen to the ground floor with two impressive double Bedrooms and four piece Bathroom to the first floor. Externally, the property benefits from off road parking for one vehicle to the front elevation as well as rear enclosed garden featuring patio space, artificial turf and space for shed. The space is secured by timber fencing making it ideal for those with pets and young children.

### Lounge

14' 1" x 10' 2" (4.29m x 3.10m) With double glazed bay window to front elevation, wall mounted radiator and wood effect flooring.

### Dining Kitchen

12' 11" x 12' 7" (3.94m x 3.84m) Featuring a range of base cupboards and eye level units with complimentary worktops over and fitted appliances including; Gas oven, gas hob with accompanying extractor hood and stainless steel one and a half bowl sink drainer unit. There is also undercounter plumbing for washing machine and dishwasher. Tiled flooring runs throughout whilst tiled splashbacks cover the workspace. Double glazed window to rear elevation, wall mounted radiator and understairs store/pantry completes the space.

### Landing

Accessing both double Bedrooms and the Bathroom.

### Bedroom One

13' 3" x 12' 9" (4.04m x 3.89m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bedroom Two

With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Over stairs recess provides valuable storage capacity.

### Bathroom

8' 9" x 6' 7" (2.67m x 2.01m) A four piece suite including; Panelled bath, shower cubicle, pedestal handwash basin and low level WC. Wall mounted heated towel rail, wall fitted extractor fan and wood effect flooring complete the space. Double glazed obscured window to front elevation.

### Outside

Externally, the property benefits from off road parking for one vehicle to the front elevation as well as rear enclosed garden featuring patio space, artificial turf and space for shed. The space is secured by timber fencing making it ideal for those with pets and young children.

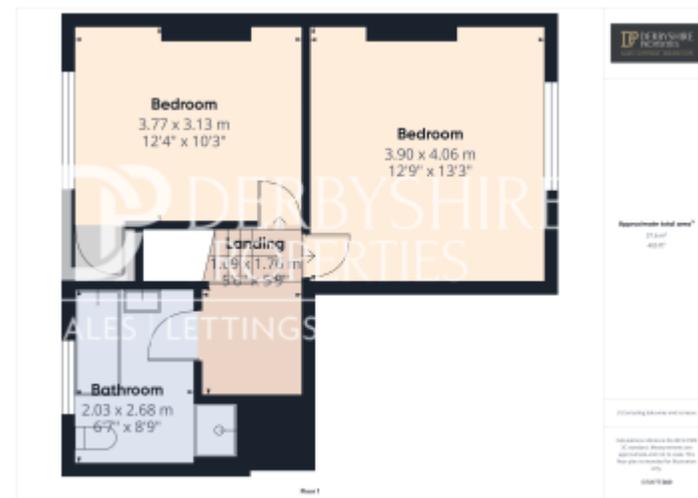
## Council Tax

We understand that the property currently falls within council tax band A, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

## 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.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





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

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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