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**Templeton Close, Mickleover, Derby DE3 9DR**

£795 per calendar month

Unfurnished

Deposit £900

**GENERAL DESCRIPTION**

A well presented three bedroom semi-detached home located in a popular residential area close to the centre of Mickleover. Briefly comprising Entrance Hall, Downstairs Cloaks, full fitted kitchen with appliances, good sized lounge Diner, two Double and one Single Bedrooms, with Ensuite Shower Room to master and Family Bathroom.

The property, being fully double glazed with gas central heating, enjoys a two car drive to the front and Rear Garden, predominantly laid to lawn with patio seating area and large wood shed.

Early viewing recommended.

EPC Band B

Council Tax Band C

## ACCOMMODATION

### **GROUND FLOOR:**

ENTRANCE via UPVC double glazed entrance door into:

ENTRANCE HALL, carpeted with pendant light fitting and smoke alarm to ceiling. Single panelled central heating radiator, central heating control panel, ribbed entrance mat, stairs to first floor and doors off to:

DOWNSTAIRS CLOAKS, carpeted with ceiling light fitting and extractor fan to ceiling. Double glazed, obscured window to front, single panelled central heating radiator and electrics consumer unit. Appointed with a white two-piece suite comprising low flush W.C and vanity wash hand basin with tiled splash back.

KITCHEN (13'3" into cupboards x 8'8" into cupboards) fitted with a range of light oak base and eye level storage units with granite effect laminate work surface over. Integrated 'NEFF' electric oven with inset 'Neff' four-ring gas range hob and matching stainless steel chimney extractor hood above. Inset stainless steel sink with drainer, vegetable bowl and mixer tap over, and concealed 'Potterton' combi boiler. Under-counter 'Bosch Excell' washing machine and freestanding 'Samsung' tall fridge freezer unit. Room having double glazed window to front aspect, 'Karndean' light oak effect flooring, heat alarm and pendant light fitting to ceiling.



LOUNGE DINER (15'6" reducing 12'3" x 15'2" reducing 8'2"), carpeted with two pendant light fittings to ceiling and two single panelled central heating radiators. Double glazed windows to rear and side aspects and UPVC double glazed french doors to rear garden. Television and telephone points with Sky leads. Door concealing understairs storage cupboard with wall light, shelves and hanging rail.



## FIRST FLOOR:

LANDING AREA at top of carpeted stairs with handrail, pendant light fitting, loft access hatch and smoke alarm to ceiling, and door concealing storage cupboard with ceiling light fitting, shelves and hanging rail. Doors off to:

BEDROOM 1 (10'3" x 9'11" plus door recess), carpeted with pendant light fitting to ceiling, single panelled central heating radiator, double glazed window to front aspect, telephone and television points. Built-in white wood 3-door wardrobe with hanging rails and shelving, matching one door wardrobe with hanging rail and drawers, and two matching 2-drawer bedside table units. Door into:



ENSUITE SHOWER ROOM, carpeted and appointed with a white three-piece suite comprising low flush W.C., pedestal wash hand basin and tiled shower cubicle with concertina door housing a chrome thermostatically controlled mains shower. With ceiling light fitting and extractor fan to ceiling, room has a double glazed obscured window to front aspect.



BEDROOM 2 (9'1" x 8'5") carpeted with pendant light fitting to ceiling, single panelled central heating radiator and double glazed window to rear aspect.

BEDROOM 3 (8'3" x 6'3"), carpeted with pendant light fitting to ceiling, single panelled central heating radiator and double glazed window to rear aspect.

FAMILY BATHROOM, carpeted and appointed with a white three-piece suite comprising low flush W.C., pedestal wash hand basin and bath. With ceiling light fitting, extractor fan, double glazed obscured window to side and single panelled central heating radiator.



### **OUTSIDE:**

TO THE FRONT OF THE PROPERTY is a private two vehicle drive with paved footpath to entrance door. Paving extends to the right side of the property giving access via gate to the rear garden.



TO REAR OF THE PROPERTY is a rear garden, predominantly laid to lawn with patio seating area near the Lounge Diner french doors, and a good sized wooden shed to the far end. Sky dish to wall.

**VIEWING: By appointment through Dove Property**