



## 12 Rawson Close

Mickleover, Mickleover, DE3 0AJ

\*\*\*\* STUNNING POSITION WELL PRESENTED PROPERTY WITH NO UPWARD CHAIN \*\*\*\* Modern detached property offering a hall with guest cloakroom, lounge with bay window, fitted dining kitchen, four first floor bedrooms, master with an en suite and wardrobes, family bathroom. Enclosed garden, tandem drive and a single garage. EARLY VIEWING IS HIGHLY RECOMMENDED.

£349,995

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HALL

CLOAKROOM

LOUNGE

17'2" x 11'2" (5.25 x 3.42)

FITTED DINING KITCHEN

20'2" x 10'2" (6.17 x 3.1)

UTILITY ROOM

FIRST FLOOR LANDING

BEDROOM 1

10'7" x 8'5" (3.25 x 2.57)

ENSUITE

BEDROOM 2

11'7" x 7'11" (3.54 x 2.43)

BEDROOM 3

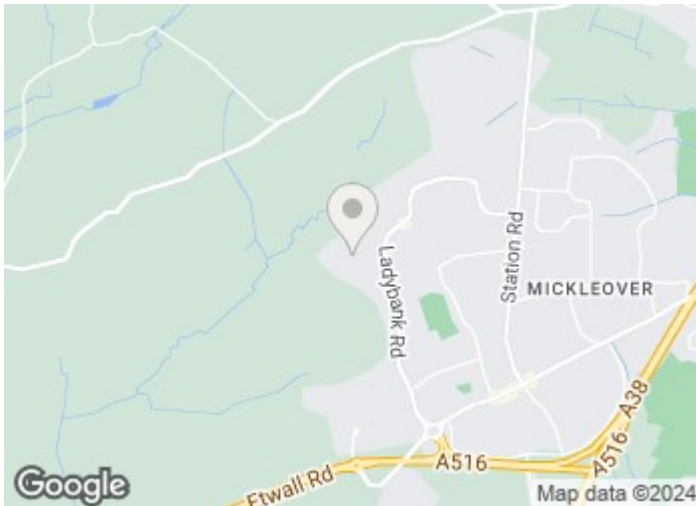
10'3" x 6'11" (3.14 x 2.13)

BEDROOM 4

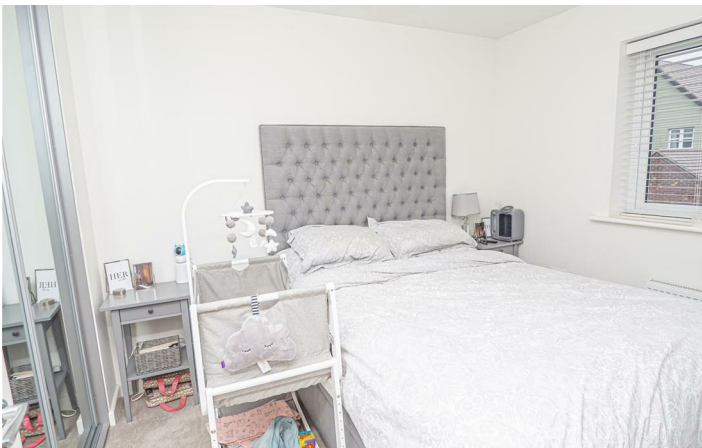
8'5" x 7'6" (2.57 x 2.29)

BATHROOM

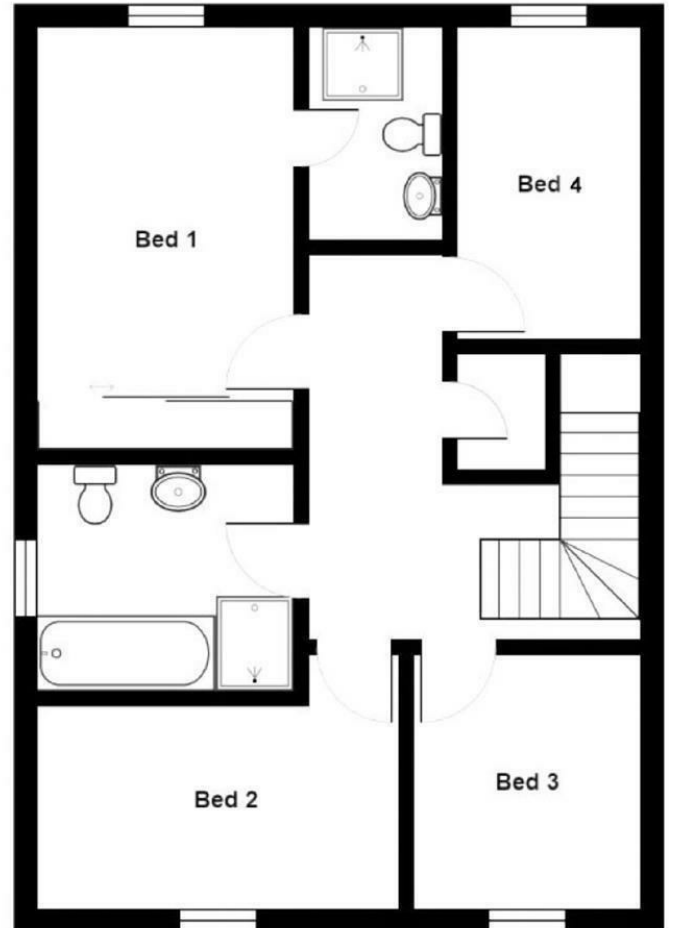
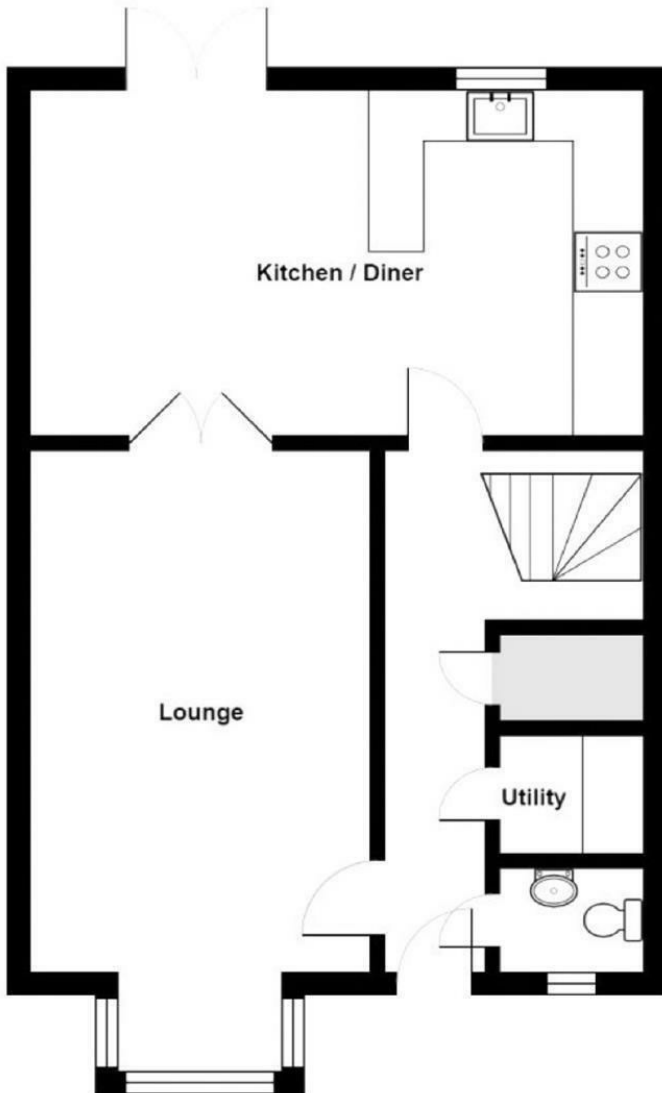
OUTSIDE



[Directions](#)



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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