

Littleover Lane

Derby, DE23 6JL



Much loved family home ready for its next chapter. Clean and tidy throughout with loads of potential and a great opportunity to put your own stamp on a property. With lovely views of cricket club fields and a long rear garden with off road parking to the front.

Offers Over £230,000

John German 

Great location with superb access to major commuter routes and perfect for The Royal Derby Hospital which is just a 25-minute walk away. The centre of Littleover is extremely well served by a good range of local stores, pubs, eateries and schools for all ages.

Entrance to the property is via a uPVC double glazed Entrance Porch which leads into a spacious hall with stairs rising to the first floor and a large understairs storage cupboard with window to side. Doors lead off to the main reception areas.

At the front of the property is the sitting room with a bay window overlooking the front garden, tiled fireplace, coved ceiling, fitted carpet and radiator. To the rear is the dining room with fitted carpet, radiator, marble effect fire place with wooden surround and a window looking through into the lean-to conservatory.

The kitchen has been refitted with a range of cream gloss base and eye level units with wood effect worktops, stainless steel sink unit with mixer tap, tiled splashbacks, built-in electric oven, four ring gas hob with extractor hood over, wood effect flooring, radiator, window and door to the rear.

The brick-built lean-to conservatory has uPVC double glazed windows and a polycarbonate roof, fitted blinds, plumbing for washing machine and door to the side.

The ground floor WC has a modern, white two-piece suite comprising low flush WC, vanity unit wash basin, tiled splashback, wall mounted mirrored medicine cabinet and wall mounted fan heater.

The first-floor landing has a window to the side and doors lead off to all the bedrooms and shower room. There are two well-proportioned double bedrooms with fitted carpets and radiators. The rear bedroom has particularly lovely views over the rear garden. Bedroom three is a good-sized single overlooking the front garden with a wall mounted combination boiler.

Completing the accommodation is the wet room fitted with a low flush WC, pedestal wash basin and a fully tiled shower area with a half screen, shower curtain and rail, radiator and window to the rear.

The property is double glazed throughout with gas central heating.

Outside to the front of the property is a well-kept lawn with ornamental borders and a paved driveway providing off road parking. Gated access to the side of the property leads to a fully enclosed rear garden which is a generous size with mature planting and clearly defined zones. It is mainly laid to lawn with herbaceous beds and borders, a vegetable patch, two timber garden sheds and potting shed.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.derby.gov.uk

Our Ref: JGA/27092022

Local Authority/Tax Band: Derby City Council / Tax Band B







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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