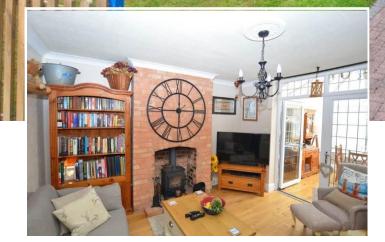
Rykneld Road Littleover, Derby, DE23 4BH

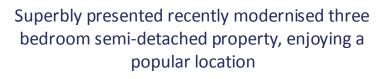
FOR SALE

Jerman

Sales & Letting 01332 943818







£300,000





Location - The property is situated on the popular Rykneld Road which boasts ease of access to comprehensive facilities of schooling such as Derby Grammar, Derby High School and the popular Littleover Community School. Ease of access is also available to the Nuffield Hospital, local shops and recreational facilities available at Heatherton Village and fast road networks to the A38 and A50.

Accommodation - On The Ground Floor -

Entrance Hall - Pine stripped staircase, wooden flooring, radiator, understairs boot cupboard.

Guest Cloakroom - Low level w.c., wash hand basin, tiled flooring.

Lounge -4.15m x 3.6m (13'7" x 11'9") - Decorative marble fireplace with recently installed electric fire, decorating coving, TV point, wall lights, built in bench seating, radiator.

Open Plan Living Breakfast Kitchen - Comprising:

Dining Area - 3.8m x 3.36m (12'5" x 11'0") - Wooden flooring, decorative coving, magnificent feature brick exposed chimney with brick hearth and wood burning stove, radiator.

Kitchen Area - 2.6m x 2.58m (8'6" x 8'5") - 11/2 bowl inset sink unit with base cupboard under, comprehensive range of oak units with base and drawers, work surfaces over, tiled surrounds, complementary wall mounted cupboards, integrated recently installed dishwasher, tall fridge/freezer, Range type cooker with large extractor hood offering gas and electric cooking facilities to be included, integrated washing machine to be included, complementary wall mounted cupboards in china display cabinet, french do or providing access to the:

Ground Floor

Conservatory - 3.6m x 3.56m (11'9" x 11'8") - Wooden flooring, door to the rear off, radiator.

On The First Floor - Landing -

Bedroom One To Front - 3.7m x 3.49m (12'1" x 11'5") - Radiator.

Bedroom Two - 3.8m x 3.3m (12'5" x 10'9") - Radiator, access to large boarded attic.

Bedroom Three - 2.76m x 2.1m (9'0" x 6'10") - Radiator.

Family Bathroom - Low level w.c., pedestal wash hand basin, free-standing vanity wash hand basin with cupboard under, tiled flooring with underfloor heating, heated chrome towel rail, tiled walls, spotlighting, extractor fan.

Outside & Gardens - There is an established mature garden with patio, lawns and well stocked borders, raised decking area ideal for alfresco dining, two timber garden stores. There is a deep foregarden mainly laid to lawn with flowering borders and adjacent driveway leading to the:

Garage - 5.46m x 2.27m (17'10" x 7'5") - Power, lighting, up and over door.



















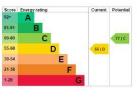


Agents' Notes These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or orall, in relation to this property. Whist we endeavour to make our slaes details accurate and reliable, if there is any point which is of particular importance to you, please ontact the office and we will be pleased to thek the information for you, particularly if contemplating traveling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Money Limited. Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking that decision, you should know that wereceive on average £150 per referral. Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



On The Market

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