



Chain Lane
Littleover

Asking Price Of £300,000



Chain Lane

Littleover

Conveniently located in the sought-after area of Littleover, this beautifully presented 3-bedroom semi-detached property offers an inviting blend of comfort and style. Situated within the catchment area for the esteemed Littleover Community School, this home is an ideal choice for families seeking exceptional education opportunities for their children.

Upon entering the property, you will be greeted by a warm and welcoming hallway that sets the tone for the rest of the house. The lounge features a stunning traditional fireplace and a large bow window that fills the room with an abundance of natural light, creating a bright and inviting atmosphere. The kitchen diner is another highlight of this home, offering a great space for culinary enthusiasts to unleash their creativity. Equipped with a range of modern appliances including a large integrated fridge, under counter freezer, dishwasher, and oven, this kitchen is as practical as it is stylish. The adjoining dining room provides a cosy ambience, with an inviting log burner adding to the overall comfort. Continuing upstairs, you will find two generously proportioned double bedrooms, providing ample space for relaxation and personalisation, both having built in wardrobes, a third, well-sized single bedroom is also available, offering versatility and the potential to be adapted to suit the needs and preferences of the future occupants.

a third, well-sized single bedroom is also available, offering versatility and the potential to be transformed into a home office or study area. The contemporary shower room comprises of a shower, wash basin, and WC, ensuring your daily routine is both convenient and enjoyable. And for those in need of additional storage space, the converted attic with built in eaves storage offers the perfect solution. The property boasts a delightful outdoor garden, perfect for enjoying outdoor activities or simply unwinding after a long day. The well-maintained green space offers privacy and tranquillity, with a variety of flower beds and shrubs adding to its visual appeal. A thoughtfully designed patio area provides an ideal spot for entertaining guests or enjoying al fresco dining during the warmer months. Additionally, the garden features a charming summerhouse, presently utilised by the current owners as a hot tub and gym equipment area. However, this versatile space can easily be adapted to suit the needs and preferences of the future occupants.



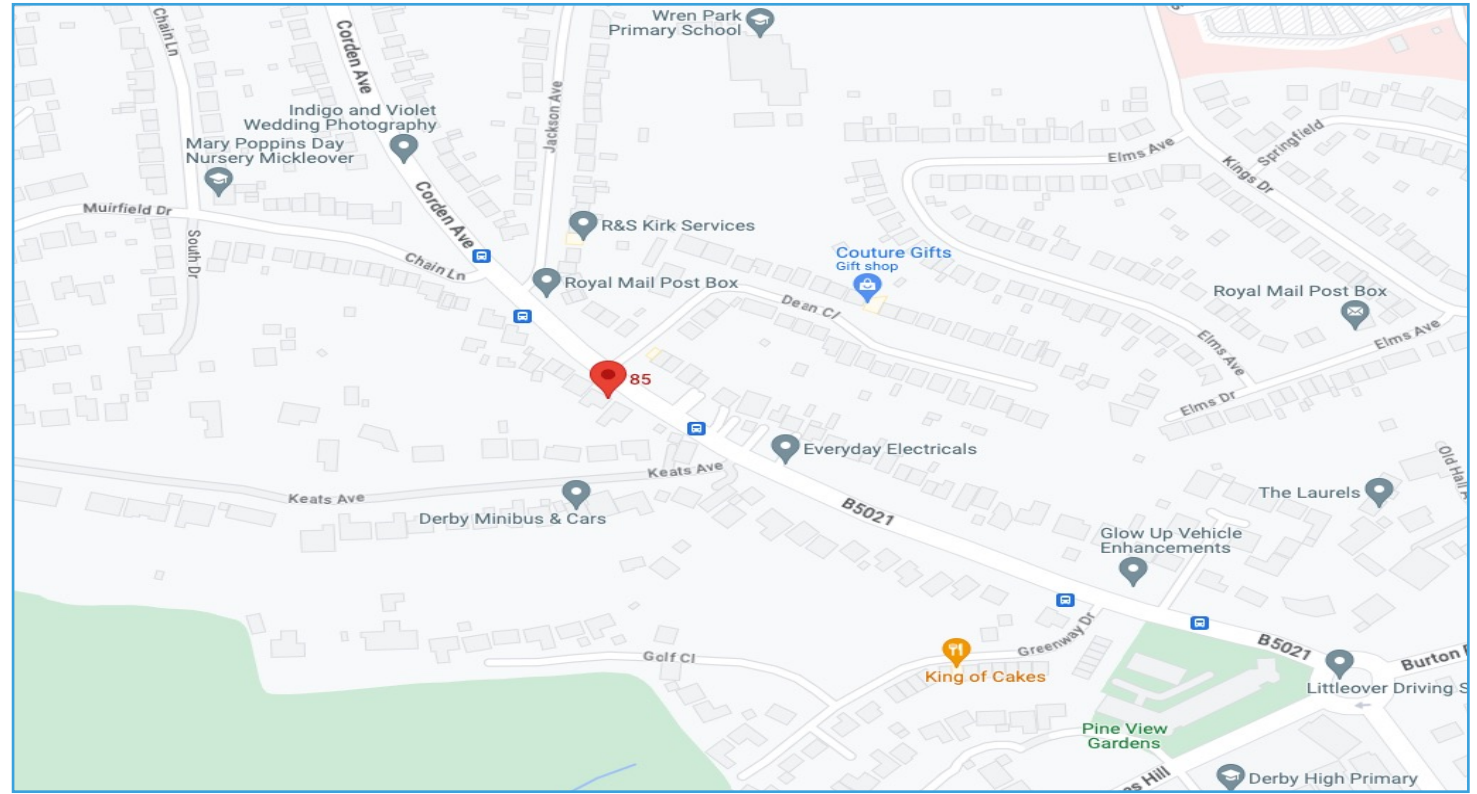
Whether it be a home office, hobby room, or creative studio, the possibilities are endless. There is also a large garden shed included in the sale!

The property further benefits from driveway parking for two cars at the front, adding a convenient touch to your daily routine. With its exceptional features, desirable location, and a truly inviting outdoor space, this Littleover gem represents a fantastic opportunity for anyone in search of their dream home. Don't miss out on the chance to make this property your own.



Chain Lane Littleover

A popular suburb of Derby, Littleover has plenty of local amenities around, from a Co-op, to local shops, takeaways and easy access to the main road links. Gayton Primary School is in the vicinity, with the secondary school being Littleover Community School or Derby Moor Academy in Littleover. Alongside the secondary School, Derby Moor has gym facilities, grass and artificial football pitches and tennis courts. With easy access to the public transport links which frequently run into the City Centre and to Royal Derby Hospital, it is just a short drive from the Ring Road.



EPC Energy Performance Certificate

| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 82 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 50 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| EU Directive 2002/91/EC | | | |



Help for buyers

To help your purchase go smoothly we can recommend trusted local mortgage advisors and solicitors



Help for sellers

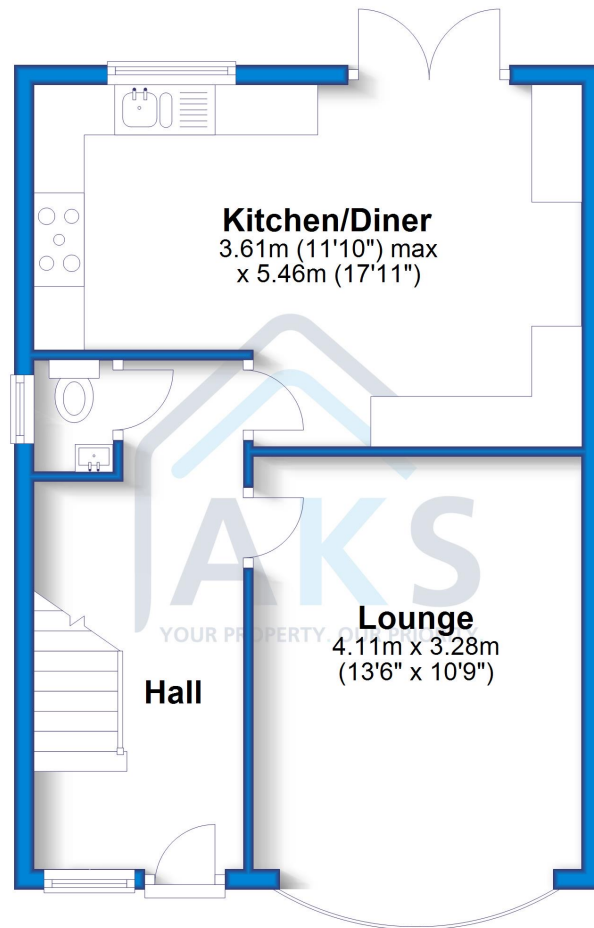
If you're thinking of selling, we'd love to help you.



The Floor Plan

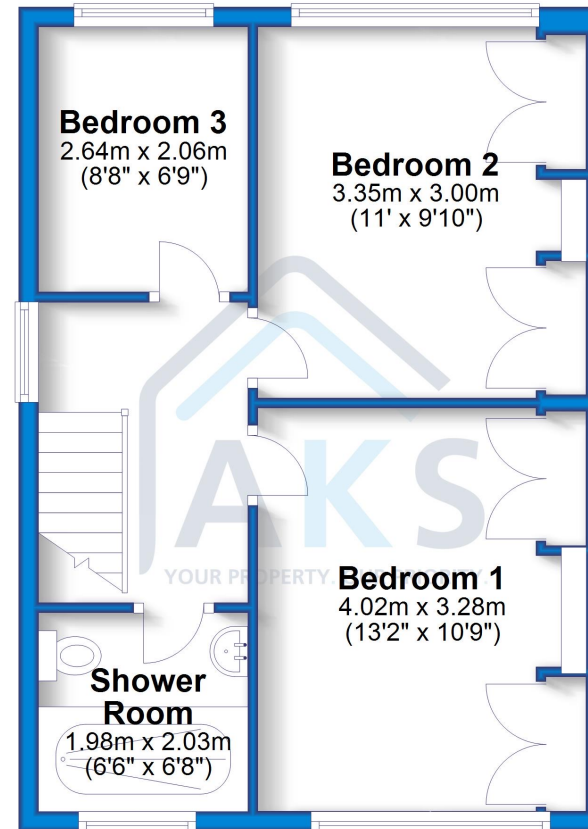
Ground Floor

Approx. 43.1 sq. metres (463.6 sq. feet)



First Floor

Approx. 40.5 sq. metres (435.4 sq. feet)



Total area: approx. 83.5 sq. metres (899.0 sq. feet)

Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

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 The Property Ombudsman

 AKS

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.