

# Blagreaves Lane

Littleover, Derby, DE23 1PY



This lovely detached home is perfect for the growing family. Offers great living space with potential to update and improve with mature private rear garden. Within walking distance of schools, shops and amenities.

£345,000



John German

Convenient position within this ever popular established part of Littleover. The village centre is within close proximity and provides a wide range of local amenities. Derby City Centre is accessible with regular bus services operating between Littleover and the city. Littleover is also ideally positioned for access to a number of major road routes including the A38 with its links to the M1.

Entrance to the property is via a part glazed entrance door on the side of the property leading to a central hallway with stairs rising to the first floor with under stairs storage. Doors lead off to the ground floor living spaces starting with a ground floor guest WC fitted with a low flush WC and wash hand basin, tiling to half wall height and window to the side.

The main living room overlooks the front elevation with a large picture window fitted with slatted shutters. There is an elegant fireplace forming a focal point in the room. The dining room is open plan with the lounge having sliding patio doors that open out onto the rear garden.

The kitchen is fitted with a range of base and eye level units with modern medium oak shaker style doors, under unit and accent lighting, roll edge worksurfaces including a matching breakfast bar, inset one and a half bowl sink unit with mixer tap, tiled splashbacks, concealed boiler, space for appliances, window to the rear and entrance door to the side.

On the first floor, stairs lead to a galleried landing with a large window to the side providing lots of natural light. Doors lead off to the bedrooms, bathroom and built-in airing cupboard. There are four well proportioned bedrooms with the front bedrooms fitted with slattered shutters to match those on the ground floor and the rear bedrooms overlooking the garden.

The bathroom is fitted with a three piece suite comprising low flush WC, pedestal wash basin and panelled bath with shower over and glass screen, tiled splashbacks and glass block window.

Outside, the property is set well back from the road in a slightly elevated position with a double width tarmaced driveway providing off road as well as access to an attached single garage. Herbaceous shrubs provide year round interest and colour, with gated access leading to the rear. The wider than average rear garden is not overlooked at all from the rear and offers potential to extend if required. Adjacent to the rear of the house is an extensive paved patio area great for outdoor entertaining, leading onto a well kept lawn with ornamental borders.

**Agents note:** There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard. **Parking:** Drive & garage

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Derby City Council / Tax Band D

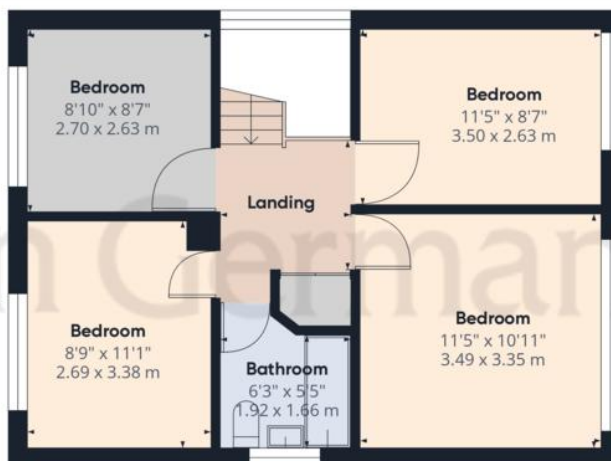
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.derby.gov.uk](http://www.derby.gov.uk)

**Our Ref:** JGA/07112024

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Ground Floor



Floor 1

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Approximate total area<sup>®</sup>

981.01 ft<sup>2</sup>  
91.14 m<sup>2</sup>

Reduced headroom

1.01 ft<sup>2</sup>  
0.09 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360









Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

 OnTheMarket

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 RICS

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TRADING STANDARDS UK

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#### Agents' Notes

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#### Referral Fees

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