

Blagreaves Lane
Littleover, Derby, DE23 1PY



**** CHAIN FREE ****

A beautiful family home in sought-after
Littleover.

£330,000



John German

Located in an established and popular area of Littleover, this immaculate family home combines convenience and comfort. The village centre, offering a range of local amenities, is within walking distance, and excellent transport links connect you to Derby City Centre and major roads, including the A38 to the M1.

Step inside to a L shaped hallway with under-stair storage, leading to a ground-floor guest WC. The bright and airy living room features a large picture window with elegant plantation shutters and a charming fireplace. The open-plan dining room has sliding patio doors opening to the beautiful rear garden.

The kitchen is fitted with modern oak shaker-style units, a matching breakfast bar, an inset sink, and space for appliances. There is a rear-facing window and a side entrance door.

Upstairs, a galleried landing leads to four spacious bedrooms, all featuring plantation shutters in the front rooms, and a family bathroom with a three-piece suite, including a bath with shower over.

Outside, the property is set back in a slightly elevated position with a wide tarmacked driveway and an attached single garage. The rear garden is a real highlight—unusually spacious, meticulously maintained, and offering an excellent degree of privacy. With an expansive paved patio for entertaining and a large lawn bordered by ornamental plants, it provides a perfect setting for outdoor living. There's also potential for extension, if desired.

Agents note: It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on 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

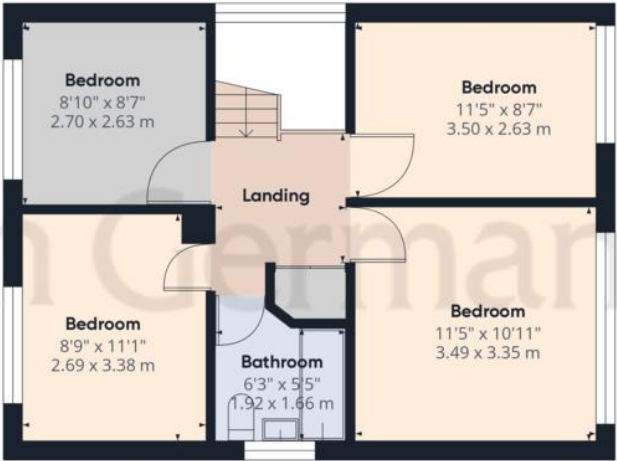
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.derby.gov.uk

Our Ref: JGA/07112024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾
981.01 ft²
91.14 m²

Reduced headroom
1.01 ft²
0.09 m²

(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





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 any Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling 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.

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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.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive 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.

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		

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