

# Gardeners Cottage, Leafgreen Lane

Littleover, Derby, DE23 2TZ

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£825,000

This striking grand design style redevelopment skilfully elevates this once modest gardeners' cottage to a sophisticated modern home that sits harmoniously in it's surroundings, with spectacular gardens and set on a large very private plot this house is truly a rare find.



The linear ground floor accommodation is designed to be open plan with a clear sightline throughout the living spaces banked by wrap around aluminium framed full height windows and bi-fold doors and with a central glass roofed kitchen area which ensures that the space is absolutely flooded with natural light.

The main living area is located at the far end of the property in the modern extension and enjoys uninterrupted 45 degree views over the garden with sliding doors leading out onto a paved terrace. The spacious dining area features oak stairs with glass balustrade rising to the first floor master suite. Continuing through the ground floor living space past a second seating area with bi-fold doors opening into the garden and into the kitchen area which has a glass roof with fitted blinds as well as a second set of bi-fold doors that also open onto the garden. The kitchen is fitted with a sleek range of modern units including a large central island, wooden work surfaces, inset sink with mixer tap, halogen hob oven, built-in microwave and eye level oven, fully integrated dishwasher, tumble dryer, washing machine and fridge freezer.

The open plan entrance lobby is located in the old cottage and features a second oak staircase to the first floor galleried landing and a short hallway leads off to the guest WC and to the third ground floor double bedroom.

Bedroom two is an excellent sized double room with Velux skylight and a window to the front. There is a luxury shower room next door with a contemporary suite comprising double shower, low flush WC and wall mounted vanity washbasin with storage beneath.

Back on the opposite side of the building the master bedroom is a spectacular room featuring a full height apex window with lovely views over the garden and a large freestanding bath tub. The en suite shower is tucked around the corner with a walk-in shower, concealed flush WC and a wall mounted vanity washbasin with storage beneath.

Bedroom four is currently used as a dressing room.

Outside the entrance to the property is off Leafgreen Lane with electric double gates opening into a large gravelled driveway providing extensive off road parking and turning space with a wooden carport tucked away in the corner. In front of the property is a lawned front garden with box hedging and a circular seating area behind which is a high privet hedge providing excellent privacy. Adjacent to the house are three distinct paved seating areas accessed from the various sets of doors creating a seamless connection between the house and the garden with views over both the front garden and a second larger lawned area to the side with gravelled pathways and box hedge borders leading past some magnificent mature trees.

## About the Area

Leafgreen Lane is a secluded private road situated in the very popular suburban area of Littleover. The old village centre provides an excellent range of local amenities including a varied selection of shops and other amenities. There are a good range of state schools at all levels close by with the option of private education in the village with Derby High School and Derby Grammar School for Boys. Repton School is easily commutable as are Denstone College, Foremark Hall Preparatory School and Abbotsholme School. There is a regular bus service to Derby city centre which lies some two and a half miles to the north and in addition Derby's outer ring road provides swift connection with the principal trunk roads and other East and West Midlands centres. Local recreational facilities include Mickleover golf course.

**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:**

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Treatment plant

**Heating:** Electric

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

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 E

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

**Our Ref:** JGA/02092025

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Ground Floor

Approximate total area<sup>(1)</sup>

1813 ft<sup>2</sup>  
168.5 m<sup>2</sup>

Reduced headroom

25 ft<sup>2</sup>  
2.3 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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 and 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.

### 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.

**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		
69-80	C		74 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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