

# Park Lane

Littleover, Derby, DE23 6FX

John German





# Park Lane

Littleover, Derby, DE23 6FX

£875,000

PARK LANE HOUSE is an elegant period home which skilfully blends timeless refinement with modern living, offering over 3000 square feet of immaculate living accommodation located in an exclusive gated development hidden away in the centre of Littleover village.



This spacious five double bedroom period home is located in a delightful position off Park Lane in the heart of Littleover village. The spectacular over a third of an acre plot comprises beautifully mature south facing gardens which offers great privacy, as well as extremely easy and convenient access to local amenities.

Offering generously proportioned rooms with around 3000 square feet of living accommodation with a light-filled interior that has been thoughtfully designed for modern family living. The property benefits from recently-installed heritage style sash window double glazing throughout, and with generous insulation, this leads to an EPC rating of C, and low running costs for a period property of this scale.

The impressive ground floor layout includes a spacious entrance hallway, dining room, morning room, generous sitting room with log burner, impressive conservatory, expansive open plan dining kitchen, pantry, laundry cupboard, guest WC and boot room. The charming main landing leads to three generous double bedrooms with one of these bedrooms offering a contemporary en-suite shower room. The rear landing area gives access to a family four-piece bathroom and two further double bedrooms. Externally, the property also benefits from ample parking and a double detached garage with EV charging point.

Entering the property, the handsome solid wood panelled front door opens into a spacious hallway with parquet flooring and an intricately detailed staircase. The hallway provides access to all the major ground floor rooms with open plan access to a formal dining room which features a Derbyshire fossil limestone fireplace, twin sash windows and built-in cabinetry. The dining room leads onto a boot room and a ground floor guest WC.

There is a delightful morning room with period fireplace and delightful double aspect views over the rear garden and French doors into the conservatory. The sitting room is generously proportioned, enhanced by a coffered ceiling, a sash windows provides views of the garden and two sets of French doors open into the conservatory, whilst a striking fireplace with a stone hearth and Clearview log burner creates a warm focal point. The elegant period style conservatory is double glazed with a glass roof, underfloor heating, French doors and delightful views over the rear garden.

Lying at the heart of this spectacular home is an impressive and beautifully appointed dining kitchen with granite worktops, a large dining island housing an induction hob, integrated appliances include a full-height fridge and freezer, electric oven, combination oven/microwave, and dishwasher. There is plenty of space remaining for a large family sized dining table. A charming seating area sits beneath a glazed roof which absolutely fills the space with natural light and makes the perfect spot for a morning coffee. There is a built-in pantry and separate laundry cupboard with additional cabinetry and space for a washing machine.

Upstairs, a handsome staircase leads to a light filled landing with access to five double bedrooms and a beautifully appointed four-piece family bathroom. The primary bedroom offers particularly spacious dimensions and a period feature fireplace. Bedroom two benefits from its own contemporary en-suite shower room.

The grounds surrounding the property are particularly impressive and provide a key highlight. The rear garden is both beautifully landscaped and expertly maintained, offering a variety of distinct areas to enjoy. A series of ornamental ponds bring movement and interest, while the sunken seating area creates a natural entertaining space-private, sheltered, and ideal for summer evenings. The outdoor space is enclosed and secluded, bordered by mature trees and planting which create a natural screen from neighbouring properties.

The property offers a delightful kitchen garden that been thoughtfully laid out for growing vegetables and has established fruit bushes and a mature vine area offering seasonal produce.

The property also benefits from a detached double garage with an EV charging point, and off-street parking for several vehicles. The exclusive development is accessed via a private driveway, serving only a small number of executive homes-offering a secure, peaceful environment rarely found so close to the amenities of Littleover.

The property occupies a convenient location just a short stroll from Littleover village centre, to include an excellent range of local shops and amenities. These include a supermarket, Post Office, petrol station, coffee shop and a further range of retail outlets. This location is also well positioned for employment opportunities at Rolls-Royce, Toyota, Derby University and The Royal Derby Hospital. There is also swift access to the A38 and A50 leading to the M1 motorway and the main motorway network. The property also falls within the catchment area for the noted Littleover Community School and just a short walking distance from St Peter's Junior school. Private education is also within walking distance at Derby High School and Derby Grammar School for boys.

**Agents notes:** There are shared costs for the maintenance of the gate and driveway, currently £80 per annum. All the trees on the plot have Tree Preservation Orders (TPO).

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

**Please note:** It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request. It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive & double 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 F

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

**Our Ref:** JGA/20022026

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



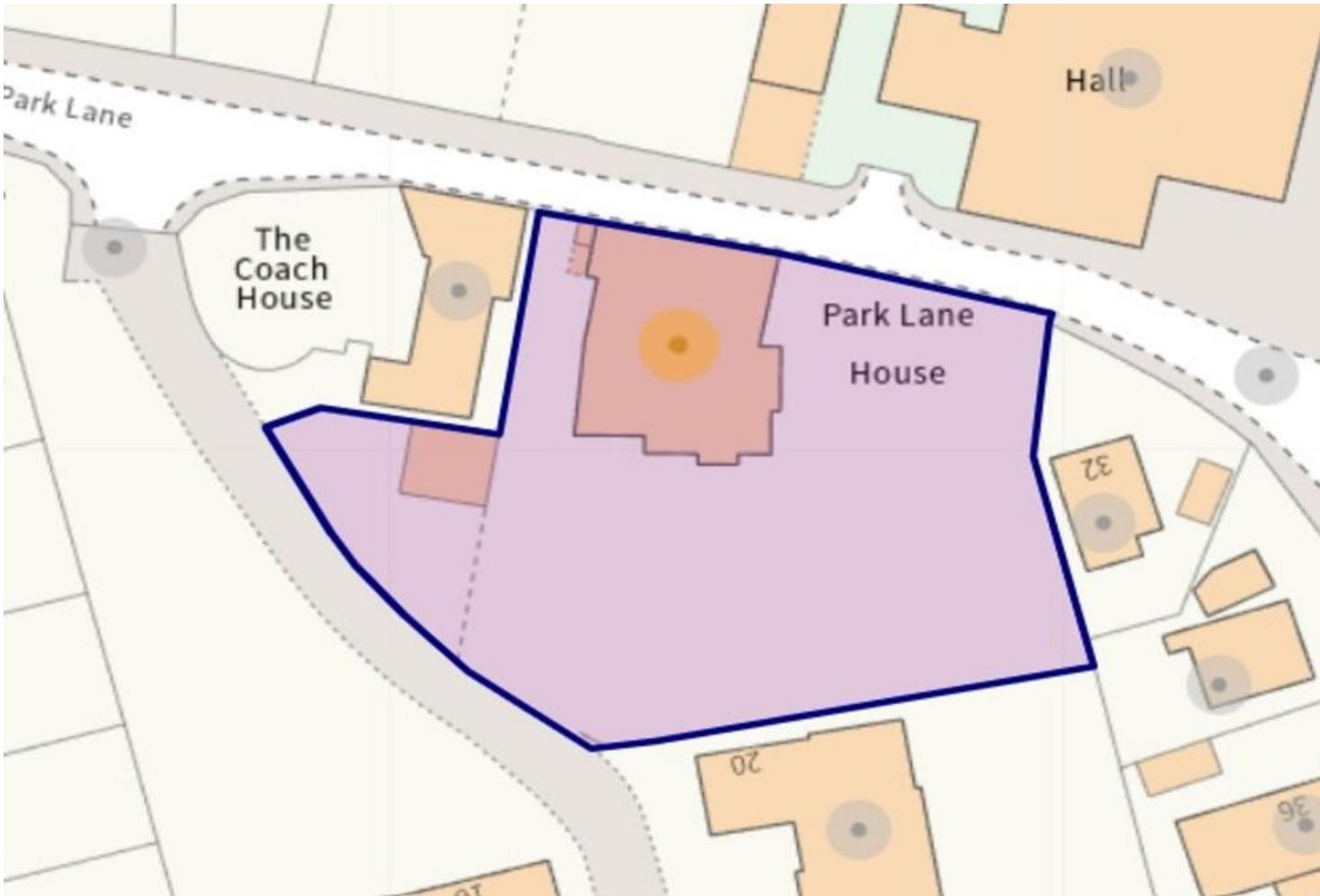












**Agents' Notes**

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		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**John German**

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB

01332 943818

derby@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
 Burton upon Trent | Derby | East Leake | Lichfield  
 Loughborough | Stafford | Uttoxeter

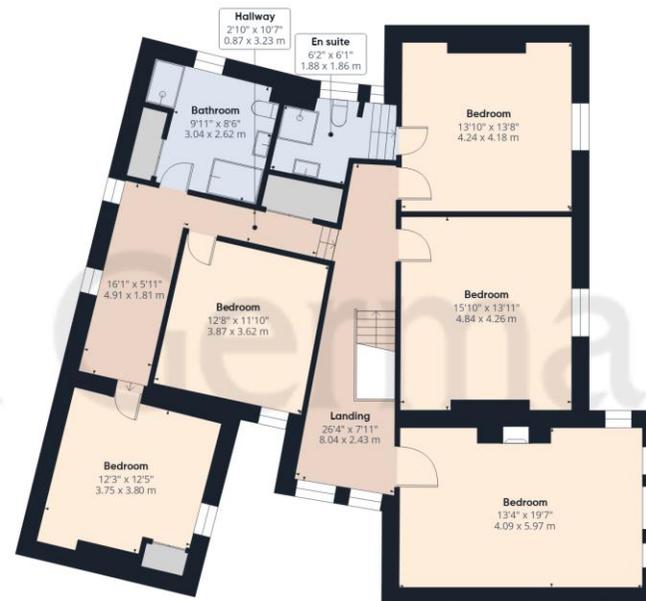
**JohnGerman.co.uk** Sales and Lettings Agent





Ground Floor

**Approximate total area<sup>m</sup>**  
 3320 ft<sup>2</sup>  
 308.5 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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

GIRAFFE360

