



37 Farmlands Lane, Littleover, Derby, Derbyshire, DE23 2UR

Price £315,000

- Spacious Detached Family Home
- Entrance Hall, Cloakroom WC, Lounge & Dining Room
- Four Double Bedrooms
- Large Driveway & Single Integral Garage
- Close to Open Countryside
- Well Presented
- Well Appointed Dining Kitchen
- Bathroom & En-Suite Shower Room
- Generous Plot & Frontage
- Derby Moor Catchment Area

A well presented four double bedroom detached family home with generous plot and frontage including a large driveway, occupying this sought after cul-de-sac position just off Moorway Lane also being located just a short walk away from Derby Moor School and open countryside.

The property in brief comprises: entrance hall, lounge, dining room, well appointed dining kitchen, separate and cloakroom wc. The first floor landing leads to four well double bedrooms and contemporary bathroom. The master bedroom also has the benefit of an en-suite shower room.

Outside, the property offers a long driveway and lawned foregarden. There is a delightful enclosed rear garden with paved patio areas and area laid to lawn.

LOCATION

Farmlands Lane is a small and convenient development located on the edge of Littleover close to open countryside, offering delightful walks around Millenium Wood and local Parkland. Situated approximately 1 mile from Littleover Village which offers a comprehensive range of shops, supermarket, public houses/restaurants and petrol station.

There are also further shops and amenities at the Blagreaves Lane and Stenson Road junction offering a parade of general shops, including a supermarket, pharmacy and Fish and Chip shop. There are also regular bus services to Derby City Centre along Blagreaves Lane.

Excellent educational facilities are nearby to include reputable primary school and within the catchment for Derby Moor Secondary School and the Ridgeway Infant and Junior School.

There are excellent transport links with fast access on to the A38 and A50 leading to the M1 motorway. Local recreational facilities nearby include Mickleover Golf Course.

The location is extremely convenient for employment opportunities at Rolls Royce, The Royal Derby Hospital, Toyota and the University of Derby

ACCOMMODATION

GROUND FLOOR

Entrance Hallway

13'9" x 6'1" (4.19m x 1.85m)

Composite double glazed entrance door with frosted glass inserts, bamboo wood flooring, staircase to the first floor landing with open spindles, telephone point, alarm keypad, radiator with decorative cover over, understairs storage cupboard, glass panelled door leading into the lounge and panelled doors giving access to the cloakroom and dining kitchen.



Cloakroom/W.C

Low level w.c., pedestal wash hand basin with chrome mixer tap, central heating radiator, extractor fan and bamboo wood flooring.

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Lounge

18'11" into bay reducing to 16'4" x 10'10" (5.77m into bay reducing to 4.98m x 3.30m)

Feature fireplace with a free-standing fire standing on a marble hearth, TV point, two central heating radiators, coving to ceiling, UPVC double glazed box-style bay window to the front elevation and glass panelled door giving access into the dining room.



Dining Room

10'11" x 8'3" (3.33m x 2.51m)

Central heating radiator, coving to ceiling and UPVC double glazed window to the rear elevation.



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Fitted Kitchen

14'10" x 12'1" into recess reducing to 8'3" (4.52m x 3.68m into recess reducing to 2.51m)

Fitted with a range of wall, base and drawer units with brushed stainless steel handles, roll-edge laminated work surfaces with matching splash-backs, integrated appliances including electric CDA oven/grill and gas five ring hob with wok burner, glass splash-back and extractor canopy over, CDA dishwasher, AEG washing machine and CDA low level fridge, central heating radiator and UPVC obscured double glazed door to the side pathway.



FIRST FLOOR

Semi-Galleried Landing

15'4" x 6'4" (4.67m x 1.93m)

Central heating radiator. UPVC double glazed leaded window to the front elevation, airing cupboard, loft access and panelled doors to all four bedrooms and bathroom.



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Master Bedroom

10'11" x 9'9" (3.33m x 2.97m)

Built-in double wardrobes, central heating radiator, two UPVC double glazed leaded windows to the front elevation, coving to ceiling and panelled door giving access to the en-suite.



En-Suite

8'4" into shower x 4'9" (2.54m into shower x 1.45m)

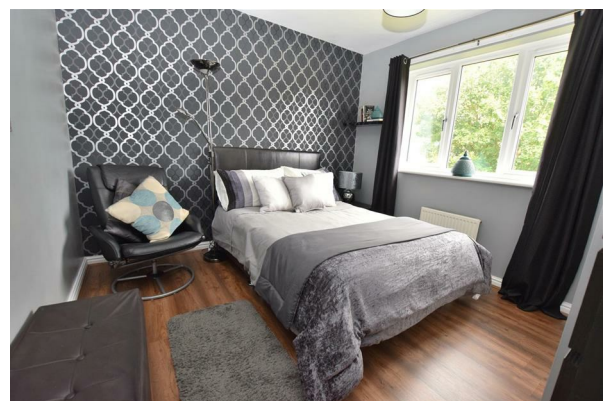
Pedestal wash hand basin with chrome mixer tap, low level w.c., single-width shower cubicle with Triton electric shower, full ceramic wall tiling, Travertine tiled flooring, chrome heated towel rail, extractor fan and UPVC obscured double glazed window to the side elevation.



Bedroom Two

10'9" x 10'2" (3.30m x 3.12m)

Built-in double wardrobe, dark wood-grain effect laminate flooring, central heating radiator and UPVC double glazed window to the rear elevation.



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Bedroom Three

10'5" x 8'7" (3.18m x 2.62m)

Central heating radiator, built-in double wardrobe and UPVC double glazed window to the rear elevation.



Bedroom Four

9'11" x 8'7" (3.02m x 2.62m)

Central heating radiator, coving to ceiling, UPVC double glazed leaded window to the front elevation and built-in wardrobe.



Family Bathroom

6'11" x 6'2" (2.11m x 1.88m)

Panelled bath with chrome waterfall tap and Mira shower over, low level w.c., pedestal wash hand basin, porcelain tiled walls and floor, chrome heated towel rail, extractor fan and UPVC obscured double glazed window to the rear elevation.



OUTSIDE

Front Garden and Driveway

To the front of the property there is a large driveway with turning point, lawned foregarden and access to a single, integral garage.



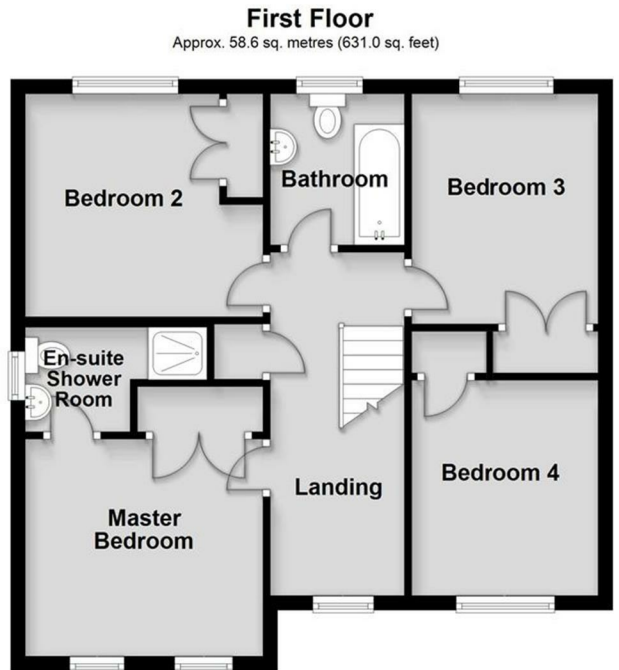
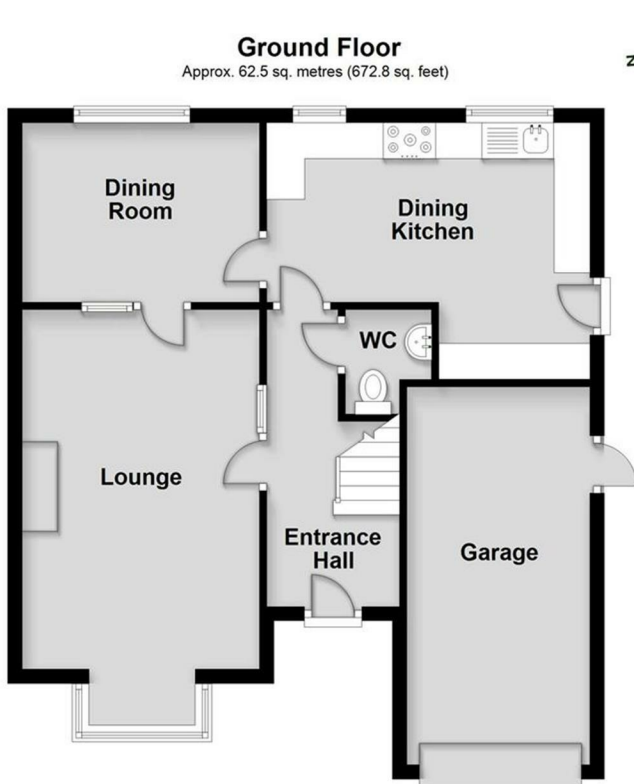
Enclosed Rear Garden

There is a delightful enclosed rear garden with paved patio areas and area laid to lawn.

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Total area: approx. 121.1 sq. metres (1303.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan. The measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used by any prospective purchaser as a guide to the layout.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	82
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	66	79
England & Wales	EU Directive 2002/91/EC 	

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