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Haven Baulk Lane  
Littleover, Derby  
£280,000



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LITTLEOVER COMMUNITY SCHOOL & BROOKFIELD PRIMARY SCHOOL CATCHMENT – An extended, traditional 1930s-style three-bedroom semi-detached property occupying a generous plot, ideally positioned on the edge of Littleover and within close proximity to Mickleover. The property has been enhanced by a full-width rear extension, creating a superb open-plan dining kitchen with Velux windows and French doors opening onto the rear garden.

The property has been well maintained and is presented in a tasteful, neutral décor throughout. In brief, the accommodation comprises an entrance hallway, downstairs wc, lounge with bay window, and a superb extended open-plan kitchen, dining and living area. Upstairs, the first-floor landing provides access to three bedrooms and a modern shower room.

Externally, the property is set well back from the road and benefits from a generous front garden, with a driveway to the side providing access to a particularly spacious, enclosed and landscaped rear garden.





## The Detail

The property is entered via a welcoming hallway, providing access to the lounge, dining area, downstairs wc and useful understairs storage.

The lounge features a feature marble fireplace with a coal-effect gas fire and a bright bay window to the front, creating a cosy yet airy living space. To the rear, the property opens into an impressive open-plan dining and living kitchen area, perfect for both everyday living and entertaining. The kitchen is fitted with stylish high-gloss units, integrated appliances and oak-effect flooring, while Velux windows and French doors flood the space with natural light and provide seamless access to the generous rear garden.

Upstairs, the first-floor landing leads to three bedrooms including two good sized double bedrooms and a single bedroom. There is also a contemporary shower room fitted with a white three-piece suite.

Externally, the home benefits from a driveway, a well-maintained front garden, and a most generous enclosed rear garden with extensive lawn, shrubbed borders and a timber shed.







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## The Location

The property is situated in a highly convenient location on the edge of Littleover, close to Mickleover's excellent range of local amenities.

Mickleover is an extremely popular residential suburb of Derby approximately 3 miles from the city centre providing a first class range of local amenities including a supermarket, a range of shops, doctors and dentists. Local shops include a large Tesco supermarket and a Marks & Spencers convenience store and petrol station. There are also several public houses within the centre of Mickleover Village and a recent addition is the Binary Bar and Restaurant.

Leisure facilities include Mickleover Golf Course, walks in nearby open countryside and access to the local cycle network. Excellent transport links are close by including easy access to the A38 and A50 trunk roads and the M1 motorway.

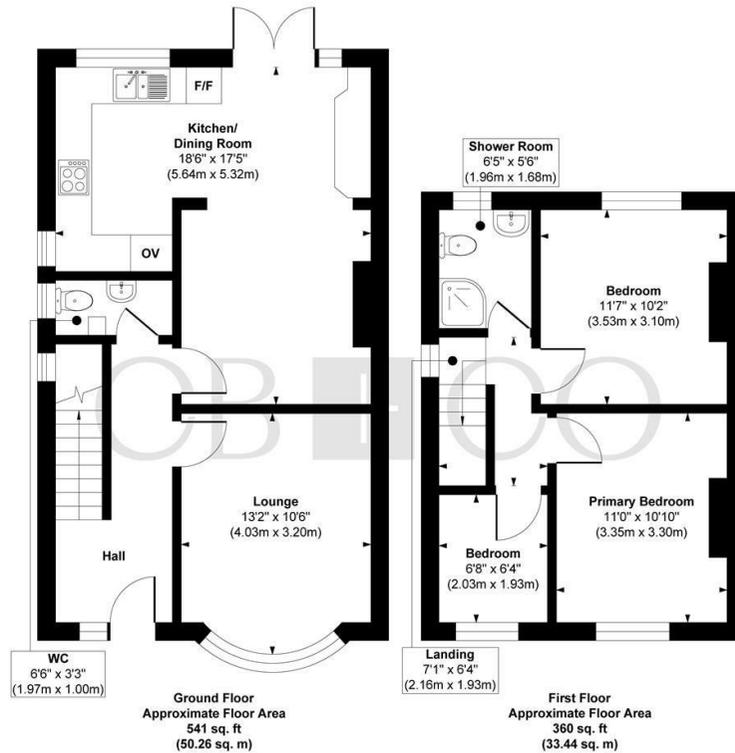
There are good schools at primary and secondary level with the property falling within the catchment area for Littleover Community School and private education is also available at Derby High School and Derby Grammar School.







**Haven Baulk Lane, Littleover, Derby**



**Approx. Gross Internal Floor Area 901 sq. ft / 83.70 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

*The Particulars*

- Extended Traditional Bay Fronted Semi-Detached Home
- Littleover School & Brookfield Primary School Catchment
- Ideal Family Home - Highly Convenient Location on the Edge of Littleover
- Close to Mickleover's First Class Range of Local Amenities
- Gas Central Heating & uPVC Double Glazing
- Entrance Hallway, Downstairs WC & Lounge with Bay Window
- Superb Extended Open Plan Dining Kitchen
- Three Bedrooms & Modern Shower Room
- Front Garden, Driveway & Generous Enclosed Rear Garden
- No Chain Involved

*Size*

Approx 901.00 sq ft

*Energy Performance Certificate (EPC)*

Rating C

*Council Tax Band*

B

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*Let's Talk*

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