

Maypole Lane

Littleover, Derby

£250,000

CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



LITTLEOVER SCHOOL CATCHMENT - A truly immaculate, comprehensively renovated three-bedroom semi-detached home, finished to a high standard with a contemporary specification throughout. The property features a superb open-plan layout with living room and open-plan breakfast kitchen The occupies a highly convenient position close to Littleover School and excellent amenities in both Littleover and Mickleover.

This truly immaculate semi-detached home has been meticulously refurbished offering tasteful neutral presentation with contemporary fittings throughout. The property in brief comprises: entrance hallway, spacious living room with open plan access to a contemporary breakfast kitchen and downstairs wc. Upstairs, the first floor landing leads to three bedrooms and contemporary bathroom.

Externally, the property benefits from a lawned foregarden, driveway to the side leading to a detached single garage and gated access to the enclosed lawned garden.







The Detail

Located in the popular residential area of Littleover, this truly immaculate three-bedroom home offers tasteful neutral presentation throughout and stylish contemporary fittings throughout.

The property is accessed via a composite panelled entrance door opening into a welcoming hallway, featuring wood-grain effect laminate flooring and a staircase rising to the first-floor landing and glass panelled door leading to the living room.

The spacious living room, positioned at the front of the property. This bright and comfortable space benefits from wood-grain effect flooring, a front-facing window allowing natural light and this flows seamlessly into the open-plan breakfast kitchen, creating a sociable open plan layout.

The contemporary breakfast kitchen is fitted with a range of modern high-gloss, handle less units, complemented by marble-effect laminated work surfaces and matching splashbacks. Integrated appliances include a stainless steel electric oven, four-ring gas hob with extractor hood, and a 1½ bowl sink, with additional space for a slimline dishwasher. A breakfast bar provides an informal dining area, while French doors and a rear-facing window flood the space with natural light and offer direct access to the garden. There is also access to a downstairs wc, fitted with a modern two-piece white suite comprising a low-level WC and a wall-mounted wash hand basin with chrome mixer tap.

Upstairs, the landing provides access to three well-proportioned bedrooms and a contemporary family bathroom, fitted with a modern three-piece suite and decorative tiled finish.

Externally, the property benefits from a lawned front garden, a driveway providing off-road parking and leading to a detached garage, and an enclosed rear garden featuring a patio area and generous lawn.







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The Location

Littleover is an extremely popular residential suburb of Derby located approximately 3 miles from the City centre. There is also a good range of local amenities available in Littleover Village including a supermarket, Post Office, petrol station and further retail outlets.

This property is also well positioned for.access to the amenities in Mickleover and there is a regular bus service on Pastures Hill giving access to Derby City centre and Burton-on-Trent. There are also excellent transport links to the A38 and A50 leading to the M1 motorway and East Midlands International Airport

The property offers excellent schooling and falls within the catchment area for the noted Littleover Community School.

Leisure facilities close by include two tennis clubs in Littleover, several parks and there is a Golf course in Mickleover.

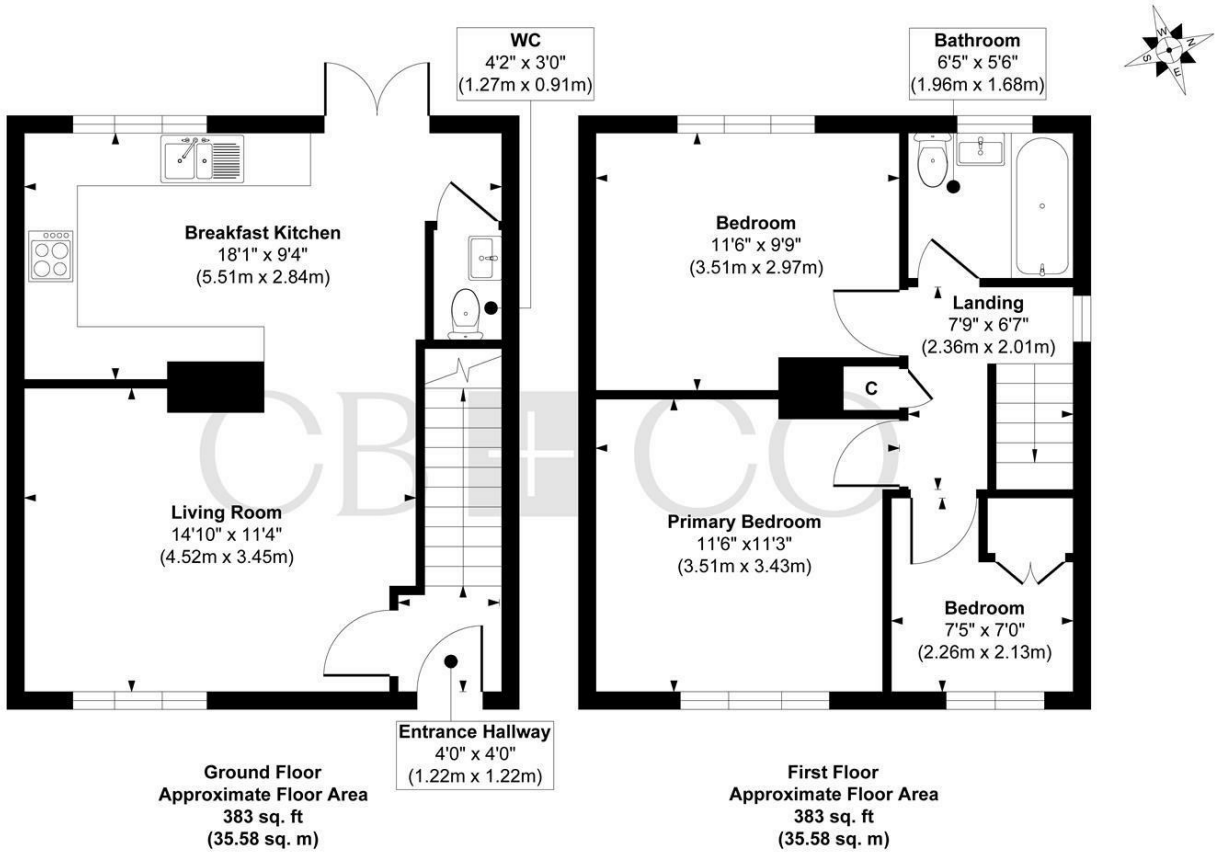
The property is also conveniently located for employment opportunities at the Royal Derby Hospital, Derby University, Toyota, Pride Park and Rolls-Royce.







Maypole Lane, Littleover, Derby



Approx. Gross Internal Floor Area 766 sq. ft / 71.16 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

The *Particulars*

- Superb Renovated Three Bedroom Semi-Detached Home
- Littleover School Catchment Area
- Superb Ground Floor Open Plan Layout - Contemporary Fittings Throughout
- Immaculate Home - Tasteful Neutral Presentation
- Gas Central Heating & uPVC Double Glazing
- Entrance Hallway, Living Room with Open Plan Breakfast Kitchen & WC
- Three Well Proportioned Bedrooms & Bathroom
- Front Garden, Driveway, Detached Garage & Enclosed Rear Garden
- Close to Excellent Local Amenities in Littleover & Mickleover
- No Chain Involved

Size

Approx 766.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

C

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Let's *Talk*

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