

LITTLEOVER LANE, LITTLEOVER, DERBY

PRICE £269,000

3 BEDROOM | 1 BATHROOM | 2 RECEPTION



WELCOME TO LITTLEOVER LANE

LARGE SOUTH FACING GARDEN - This beautifully presented semi-detached home combines character features with contemporary styling, creating an inviting setting for modern living. Offering three well-proportioned bedrooms, a stylish kitchen diner and a bright bay-fronted lounge, the property has been thoughtfully maintained throughout.

Feature wall panelling, high ceilings and modern finishes enhance the interior, while the kitchen diner opens directly onto the south-facing rear garden, creating an excellent space for everyday living and entertaining. Outside, the garden offers a decked seating area, lawn, brick-built store and gated side access, providing an enjoyable outdoor environment.

With off-road parking to the front and a sought-after position within Littleover, this home will appeal to first-time buyers, growing families and those looking for a property that is ready to move straight into.

THE DETAIL

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A composite entrance door opens into a welcoming hallway, where attractive feature wall panelling creates an excellent first impression. Laminate flooring continues throughout the space, while an obscure double glazed window provides natural light. Two integrated understairs storage cupboards offer practical everyday storage.

Positioned at the front of the property, the lounge enjoys a bay window that allows plenty of natural light to fill the room, complemented by high ceilings that add to the home's character. This provides a comfortable setting for relaxing or spending time with family.

Located at the rear, the kitchen diner has been designed with both functionality and everyday living in mind. French doors open directly onto the rear decking, creating an easy connection between the indoor and outdoor spaces. The kitchen is fitted with a range of contemporary high gloss wall and base units, an integrated electric oven, five-ring gas hob with extractor above and a one-and-a-half bowl sink with mixer tap. There is space for a dining table, making it an ideal setting for family meals and entertaining guests.

The first floor landing continues the feature wall panelling and leads to three well-proportioned bedrooms. The principal bedroom is positioned to the rear and benefits from a recessed area ideal for wardrobes. Bedrooms two and three both enjoy a front-facing aspect, offering flexibility for family living, guest accommodation or those working from home.

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The bathroom is fitted with a modern white three-piece suite comprising a Jacuzzi P-shaped bath with a rainfall shower over, vanity unit incorporating a wash hand basin, low-level WC, tiled splashbacks and a heated towel radiator.

Outside, the south-facing rear garden has been thoughtfully arranged to provide a variety of spaces to enjoy throughout the year. A generous decked seating area is ideal for outdoor dining and entertaining, while the lawn is complemented by pebble borders. Further features include a useful brick-built store, outside tap and gated side access. To the front, a tarmac driveway provides off-road parking.

Littleover is one of Derby's most desirable residential suburbs, offering an excellent range of independent shops, supermarkets, cafés and everyday amenities. The area is well regarded for its schooling and enjoys easy access to parks, leisure facilities, the Royal Derby Hospital and Derby city centre, making it an excellent choice for families, professionals and commuters alike.

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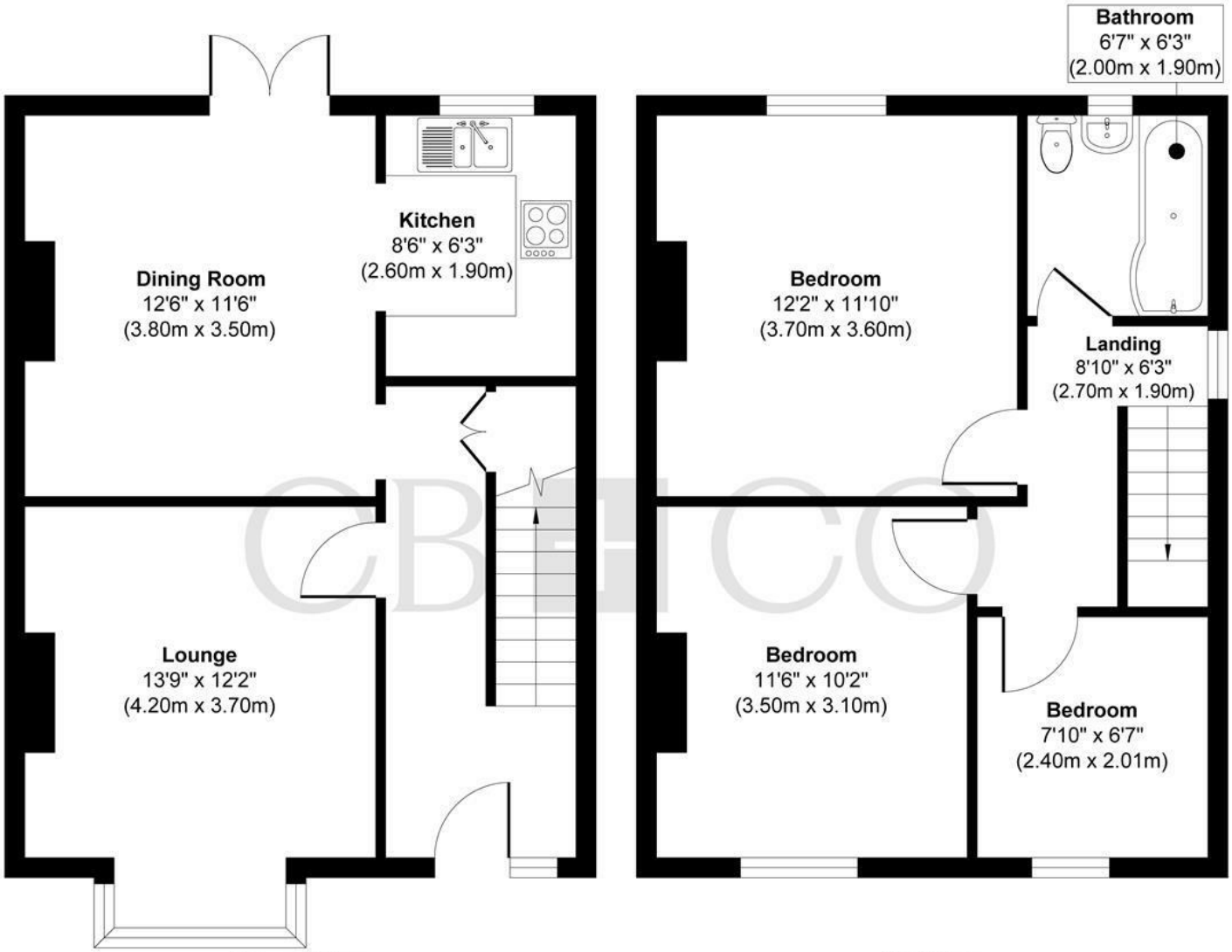








Littleover Lane, Littleover, Derby, DE23 6JL



Ground Floor
Approximate Floor Area
451 sq. ft
(41.90 sq. m)

First Floor
Approximate Floor Area
438 sq. ft
(40.70 sq. m)

Approx. Gross Internal Floor Area 889 sq. ft / 82.60 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

889.00 sq ft

EPC RATING

COUNCIL TAX BAND

B

- Beautifully Presented Semi-Detached Family Home
- Three Well-Proportioned Bedrooms
- Bright Bay-Fronted Lounge With High Ceilings
- Contemporary Kitchen Diner With French Doors To Garden
- High Gloss Kitchen Units With Integrated Appliances
- Modern Bathroom Featuring Jacuzzi P-Shaped Bath And Rainfall Shower
- Stylish Entrance Hall With Feature Wall Panelling
- Large South-Facing Rear Garden With Decked Seating Area
- Tarmac Driveway Providing Convenient Off-Road Parking
- Ideal first Time Buy

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DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
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01332 411050
CURRANBIRDS.CO

MICKLEOVER

THE STUDIO

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