



MAYPOLE LANE, LITTLEOVER, DERBY

PRICE £1,300 PER

MONTH

3 BEDROOM

| 1 BATHROOM

| 1 RECEPTION



WELCOME TO MAYPOLE LANE

BEAUTIFULLY REFURBISHED THREE BEDROOM SEMI-DETACHED HOME IN SOUGHT AFTER LITTLEOVER – Recently refreshed throughout, this immaculately presented three-bedroom semi-detached home offers stylish and spacious accommodation in one of Derby's most desirable residential locations. Having been newly decorated throughout, benefitting from new carpets to most rooms and a newly laid high quality lawn, the property is ready for immediate occupation. Featuring a generous lounge, modern kitchen/diner, two double bedrooms, a further single bedroom, family bathroom, driveway, detached garage and enclosed rear garden, this superb home is ideal for families and professionals alike.

THE DETAIL

Presented to an exceptional standard throughout, this attractive home has recently undergone a programme of improvements, including fresh decoration throughout, new carpets to the majority of the property and a beautifully laid, high-quality rear lawn, creating a home that is ready to move straight into.

The welcoming entrance hall leads to a spacious lounge, offering a bright and comfortable living space. To the rear is a well-appointed kitchen/diner, providing ample cupboard and worktop space together with plenty of room for family dining and entertaining.

To the first floor are three well proportioned bedrooms, comprising two generous doubles and a good sized single bedroom, ideal as a child's bedroom, nursery or home office. The accommodation is completed by a modern family bathroom fitted with a three piece suite. The property also benefits from UPVC double glazing and gas central heating throughout.

Externally, the property enjoys attractive front and rear gardens, with the rear garden featuring a newly laid premium lawn, providing an excellent outdoor space for families to enjoy. A driveway provides off-road parking and leads to a detached single garage.

The Location

Situated in the ever-popular suburb of Littleover, the property enjoys excellent access to a wide range of local amenities, supermarkets, cafés and leisure facilities. Highly regarded schools are within easy reach, along with the Royal Derby Hospital, making this an excellent





choice for families and healthcare professionals alike. Excellent transport links provide easy access to Derby City Centre, the A38, A50 and M1 motorway network.

Having been significantly improved by the current landlord and presented in superb condition throughout, this is a fantastic opportunity to rent a quality home in a highly sought-after location.

Reservation Fee & Deposit

A one-week holding fee is required, which will be deducted from the first month's rent upon successful application.

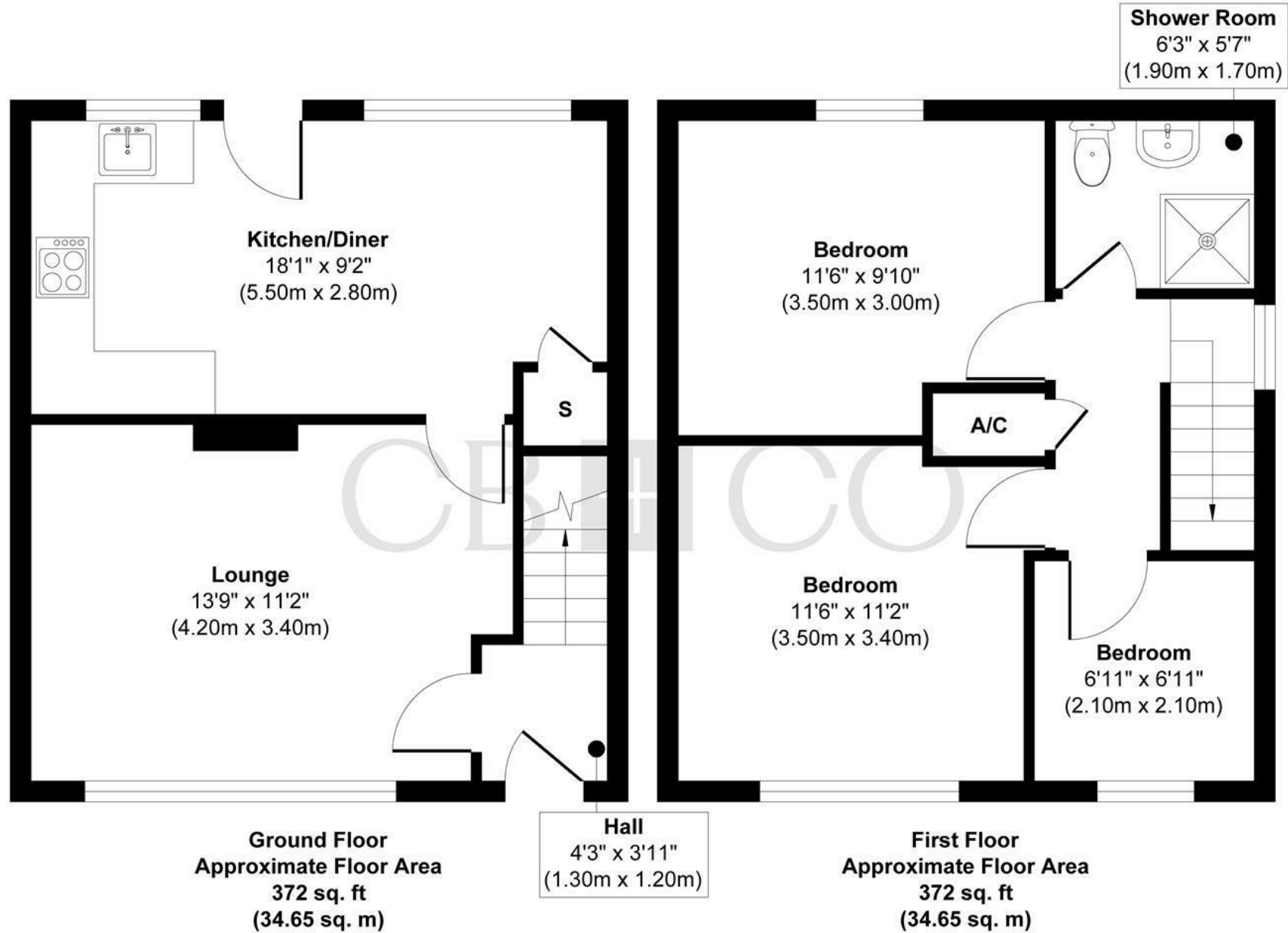
A five-week security deposit is required, which will be lodged with the Deposit Protection Service (DPS). Landlord ID: 4777942







Maypole Lane, Littleover, DE23 4BQ



Approx. Gross Internal Floor Area 744 sq. ft / 69.30 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

785.77 sq ft

EPC RATING

C

COUNCIL TAX BAND

B

- Beautifully Refurbished Three Bedroom Semi-Detached Home
- Newly Decorated Throughout With New Carpets To Most Rooms
- Spacious Lounge Ideal For Modern Family Living
- Modern Kitchen/Diner With Ample Cupboard And Worktop Space
- Two Generous Double Bedrooms And One Good Sized Single Bedroom
- Contemporary Family Bathroom
- Newly Laid High Quality Rear Lawn With Enclosed Garden
- Driveway Providing Off-Road Parking And Detached Single Garage
- Situated In The Highly Sought-After Area Of Littleover
- Close To Excellent Schools, Royal Derby Hospital And Major Transport Links

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
CURRANBIRDS.CO

MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
CURRANBIRDS.CO

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