

NORMANTON LANE, LITTLEOVER, DERBY

PRICE £1,400 PER MONTH

3 BEDROOM | 1 BATHROOM | 2 RECEPTION



WELCOME TO NORMANTON LANE

An impressive and beautifully presented three bedroom semi-detached home, located on the ever popular Normanton Lane in Littleover. Offering a superb balance of style, space and practicality, this home is perfectly suited to modern family living or professional tenants seeking quality accommodation in a prime residential setting. With generous off-road parking, an expansive rear garden and a thoughtfully designed interior, the property provides a lifestyle that blends comfort with convenience. From the light-filled reception rooms to the elegant décor and flowing layout, every element has been designed to create a welcoming and versatile home ideal for both relaxing and entertaining.

THE DETAIL

The Detail
The property opens into a bright and welcoming entrance hallway leading to two large and well-proportioned reception rooms, offering excellent flexibility for living, dining and working from home. The rear reception room enjoys patio doors that open directly onto the substantial rear garden, allowing natural light to flood the space and creating a seamless connection between indoor and outdoor living. The kitchen is particularly generous in size, providing ample workspace, storage and room for dining, and is complemented by a convenient downstairs WC.

Upstairs, the main bedroom benefits from fitted wardrobes, while the second bedroom is a comfortable double. The third bedroom is ideally suited as a dressing room, nursery or home office and also features fitted storage. A modern family bathroom completes the accommodation with a shower over the bath.

CB+CO





The Location
Normanton Lane is ideally positioned within Littleover, one of Derby's most desirable residential areas. The location is particularly popular with families due to its proximity to highly regarded schools, including Littleover Community School and a number of well-rated primary schools. A range of local shops, cafés and everyday amenities are close at hand, while nearby green spaces and parks provide excellent opportunities for outdoor recreation.

The area is exceptionally well connected, with easy access to Derby city centre and swift routes to the A38, A50 and M1, making it ideal for commuters. Major employers such as the Royal Derby Hospital, Rolls-Royce and Pride Park are also within easy reach, further enhancing the appeal of this well-connected and family-friendly 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

CB+CO

















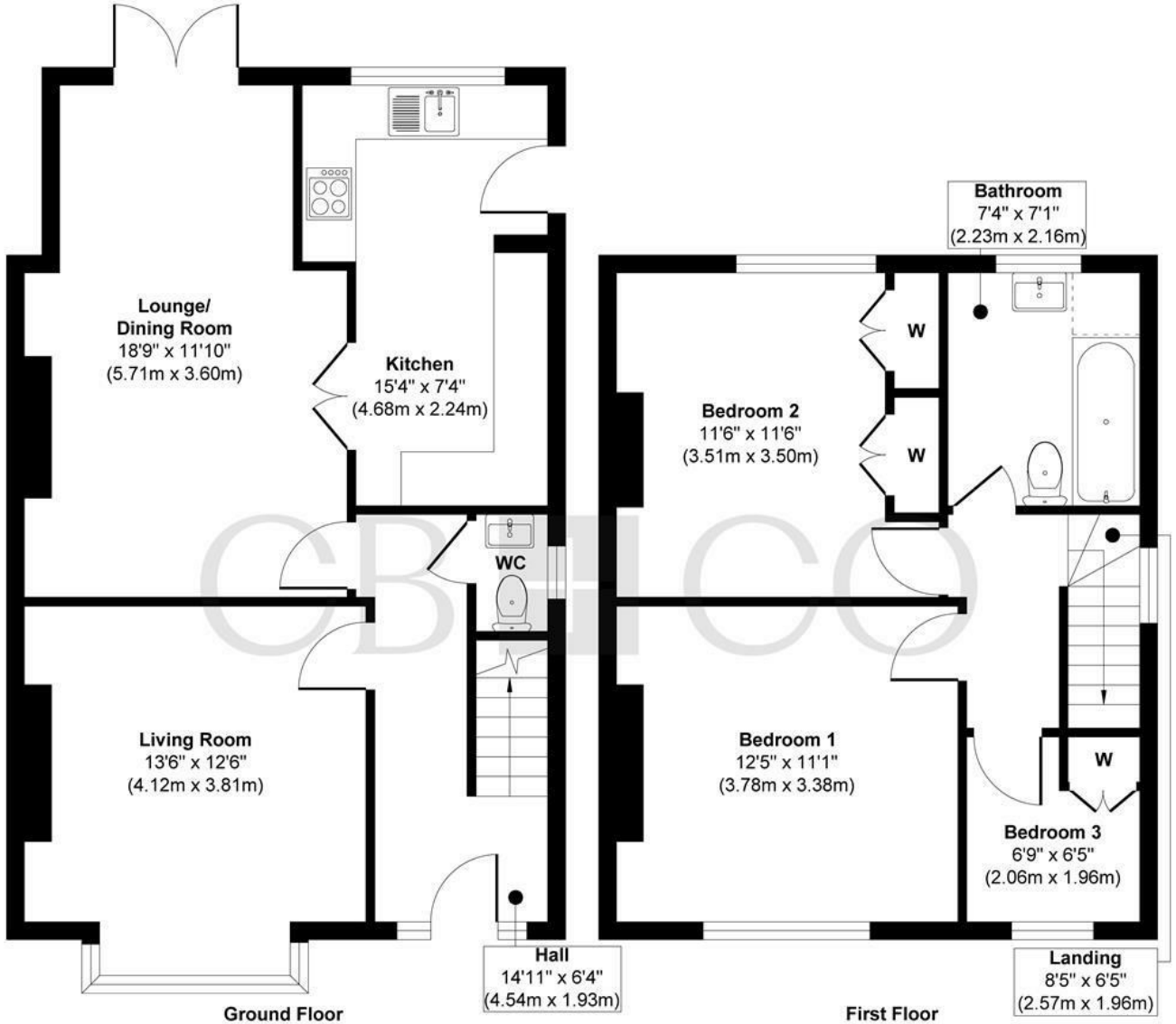








Normanton Lane, Littleover, Derby, DE23 6GR



Ground Floor
Approximate Floor Area
580 sq. ft
(53.93 sq. m)

First Floor
Approximate Floor Area
453 sq. ft
(42.07 sq. m)

Approx. Gross Internal Floor Area 1033 sq. ft / 96.00 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

sq ft

EPC RATING

D

COUNCIL TAX BAND

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- Beautifully Presented Three Bedroom Semi Detached Family Home
- Highly Sought After Littleover Residential Location
- Two Large Reception Rooms Offering Flexible Living Space
- Spacious Kitchen With Excellent Storage And Dining Area
- Patio Doors Leading To Expansive Private Rear Garden
- Generous Driveway Providing Off Road Parking For Multiple Cars
- Stylish Modern Décor With Quality Flooring Throughout
- Main Bedroom With Fitted Wardrobes
- Versatile Third Bedroom Ideal As Study Or Dressing Room
- Excellent Transport Links And Proximity To Local Schools

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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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