



MAYPOLE LANE, LITTLEOVER, DERBY

PRICE £1,300 PER

MONTH
3 BEDROOM | 2 BATHROOM | 2 RECEPTION



WELCOME TO MAYPOLE LANE

A beautifully presented three bedroom detached home occupying a particularly appealing position within the highly regarded suburb of Littleover. This attractive property offers well proportioned and versatile accommodation with a stylish modern kitchen, bright conservatory, two generous reception areas and a contemporary family bathroom. The home also benefits from attractive solid wood flooring, driveway parking, a useful carport and a generous rear garden with patio, lawn and decked seating area. Ideally suited to modern family living, the property combines a practical layout with a lovely sense of space and excellent access to the A38, A50, Derby city centre and a wide range of local amenities.

THE DETAIL

The property is entered through a welcoming reception hallway with solid wood flooring and stairs leading to the first floor.

There is a spacious lounge with a feature bow window, solid wood flooring and wall-mounted gas fire, opening through to a separate dining area with French doors leading into the conservatory.

The modern fitted kitchen is well appointed with wood-effect cabinetry, contrasting work surfaces and a comprehensive range of appliances including a gas hob, double oven, fridge, freezer and dishwasher.

The conservatory provides an excellent additional reception space with direct access onto the rear garden, whilst a ground floor cloakroom completes the accommodation.

To the first floor are three bedrooms, including two comfortable double bedrooms, with the principal bedroom benefiting from built-in wardrobes.

There is also a contemporary family bathroom with bath and overhead shower.

Outside, the property has a front garden, driveway and carport, whilst the rear garden offers patio, lawn, established borders and a decked seating area, together with useful external storage.

The Location:

Littleover is one of Derby's most established and

CB+CO





sought-after residential suburbs, offering an excellent balance of convenience, community and accessibility. The property is well placed for a wide range of everyday amenities, with local shops, supermarkets, cafés, restaurants and public houses all within easy reach. There are also a number of well-regarded schools nearby, making the area particularly popular with families. For those who enjoy the outdoors, nearby parks and green spaces provide opportunities for walking and recreation. Excellent road connections are available via the A38 and A50, providing straightforward access towards Derby city centre, the M1 and surrounding towns.

The location is also convenient for the Royal Derby Hospital and major employment areas.

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, Derby, DE23 4BQ

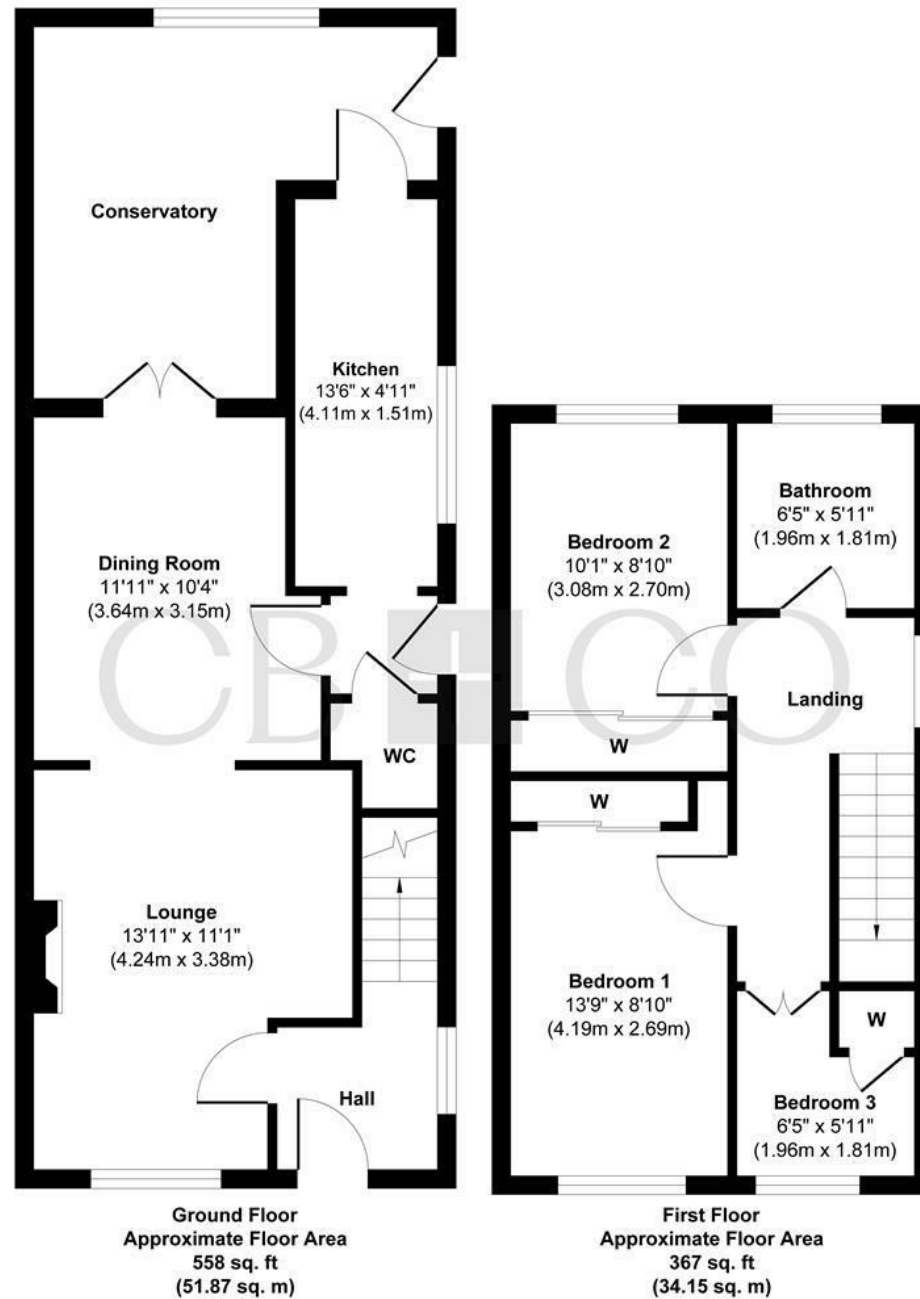


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

THE PARTICULARS

APPROX

861.12 sq ft

EPC RATING

D

COUNCIL TAX BAND

C

- Three Bedroom Detached Home
- Sought After Littleover Location
- Beautifully Presented Throughout
- Spacious Lounge And Dining Area
- Modern Fitted Kitchen
- Bright Conservatory With Garden Access
- Three Well Proportioned Bedrooms
- Contemporary Family Bathroom
- Driveway Parking And Carport
- Generous Rear Garden With Decked Seating Area

DARLEY ABBEY MILLS

THE MILLS

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

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
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