

Littleover Lane, Hilton

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Offers in excess of
£315,000



This property at a glance:



2



4



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1



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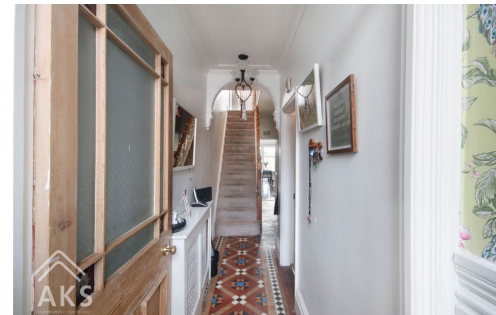


Littleover Lane, Littleover



Sam says:

"This home has the best feeling! I love the character and features and the two multi fuel burners in the reception rooms make it so cosy. The kitchen diner is a fantastic space with room for a family table and plenty of cupboards and work surfaces. The french doors onto the garden are a great feature. The shower room has been beautifully modernised as-well as the en-suite. The master bedroom is a fantastic sized bedroom with room for wardrobes, further clothing storage and still loads of floor space! This home is an absolute must see, I can see why the current owners fell in love with it!"



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Littleover Lane, Littleover



Did you spot...

The beautiful features this home has?



A message from the seller:

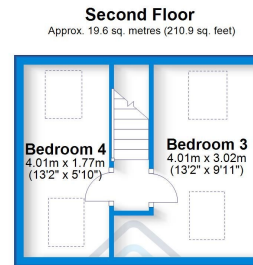
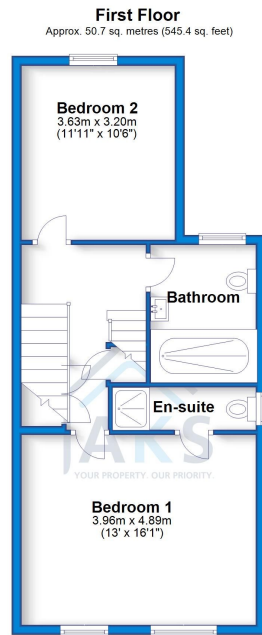
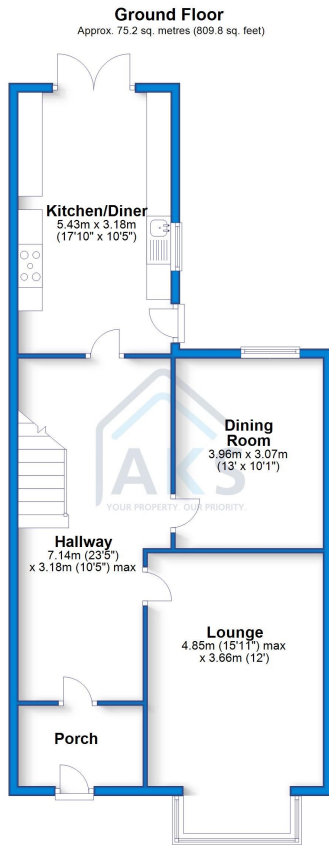
"Welcome to our home. We are reluctant to call it a house because it's so much more than that. It was love at first sight when saw it and it's been a labour of love to keep it looking good and working well. We're really close to the supermarkets but in a pinch the local shops are pretty much equidistant and just a 5 minute walk away. There are a few different public parks: Sunnydale Park and Normanton Park and two cricket clubs further down the road. To walk into town takes about 30minutes but there are buses available that stop further down the road. If you like a local high street, Littleover High street is just 15mins walk and has everything you might need from butchers, to coffee shops and florists. We love the area so much that we don't plan to move out of Littleover if it can be helped!"



Floor Plan



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Total area: approx. 145.5 sq. metres (1566.1 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



200+ 5 star Google Reviews



Key Features:

- FILLED WITH CHARACTER AND TRADITIONAL FEATURES
- TWO RECEPTION ROOMS
- MODERNISED SHOWER ROOM AND EN-SUITE
- LOFT CONVERSION
- GREAT LOCATION
- DRIVEWAY PARKING FOR 1 CAR



About the area:

A popular suburb of Derby, Littleover has plenty of local amenities around, from a Co-op, to local shops, takeaways and easy access to the main road links. Gayton Primary School is in the vicinity, with the secondary school being Littleover Community School or Derby Moor Academy in Littleover. Alongside the secondary School, Derby Moor has gym facilities, grass and artificial football pitches and tennis courts. With easy access to the public transport links which frequently run into the City Centre and to Royal Derby Hospital, it is just a short drive from the Ring Road.



Schools:

Gayton Primary School is in the vicinity, with the secondary school being Littleover Community School or Derby Moor Academy in Littleover.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Sam** call
01332 30 30 30

Click [here](#) to watch the property video

Click [here](#) to view the Buyers Information Pack

