



HOPKINS & DAINTY

ESTATE AGENTS



Leslie Close, Littleover, DE23 4AW

Offers in the region of £367,500

****LITTLEOVER COMMUNITY SCHOOL CATCHMENT** OPEN 7 DAYS**** HOPKINS & DAINTY of TICKNALL are delighted to bring to the market this extended and very spacious **FOUR DOUBLE BEDROOM** detached family home close to the city centre but also quietly located in a cul de sac of similar properties in a highly desirable area. The accommodation has a two story extension to the rear providing ample room for the young and growing family with accommodation comprising: Entrance hall, guest cloakroom, lounge, kitchen/diner and separate dining room having double opening French doors leading out onto the rear garden. To the first floor there are four double bedrooms, all having built in wardrobes and a modern bathroom with Jacuzzi bath. Outside there is very generous off road parking to the front along with an integral single garage and to the rear, a pleasant garden of lawn and timber decking. Viewing is very highly recommended. If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Entrance hall

With stairs off to the first floor, radiator, door to:

Downstairs cloakroom



With W.C., vanity unit with inset circular wash hand basin and tiled splashback, heated towel rail, ceramic tiled flooring, window to the side.

Lounge 15'10" x 10'0" (4.83 x 3.05)



With bow window to the front, radiator, coving to the ceiling, fitted fire surround.

Kitchen/diner 18'6" x 10'9" (5.66 x 3.28)



Fitted with a range of glossy matching wall and base units, fitted working surfaces including upstands, inset double width sink unit, two fitted electric ovens with 'hide and slide' doors, fitted five ring gas hob with extractor hood over, appliance space for washing machine, tumble dryer, dishwasher and American style fridge/freezer, spotlights to ceiling, radiator, door to the side, window to the rear, coving to the ceiling, door leading to:

Dining room 15'7" x 13'3" (4.76 x 4.05)

With coving to the ceiling, radiator, double opening French doors to the rear leading out onto the rear garden.

The first floor

With access to the first floor, built in cupboard.

Bedroom One 16'9" x 11'5" (5.12 x 3.50)



With an extensive range of fitted wardrobes, window to the rear, two radiators.

Bedroom Two 14'9" x 12'4" (4.52 x 3.78)



With windows to the rear and side, built in wardrobe with sliding doors, radiator, coving to the ceiling.

Bedroom Three 11'10" x 10'1" (3.61 x 3.08)

With window to the front, radiator, built in wardrobe with sliding doors.

Bedroom Four 10'5" x 6'11" (3.19 x 2.11)



With window to the front, radiator, built in wardrobe with sliding doors.

Bathroom



Fitted with a white 'P' shaped panelled jacuzzi bath with shower over, W.C., vanity unit with inset wash hand basin, radiator, window to the side.

Outside



The property has a large frontage which has been laid with tarmac to provide generous off road parking and access to the single garage which has up and over door, power and light. Gated side access leads to the rear garden which has lawn, a timber decked patio area and planted borders.

Important Information

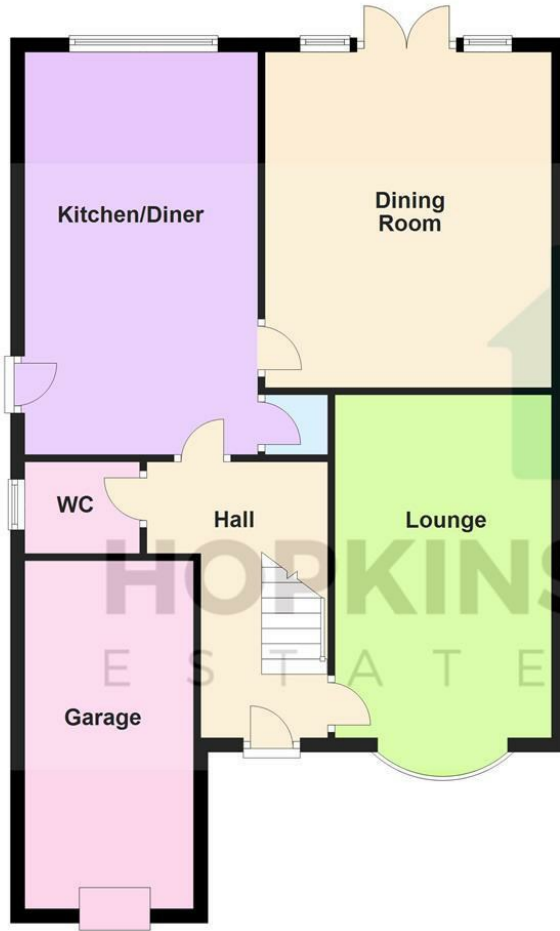
These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order.

Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Floor Plan

Ground Floor

Approx. 77.6 sq. metres (835.6 sq. feet)



First Floor

Approx. 72.7 sq. metres (782.5 sq. feet)



Total area: approx. 150.3 sq. metres (1618.0 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.