

Fletcher & Company

5 Lothlorien Close, Littleover, Derby, DE23 2RY

Offers Around £450,000

Freehold



- Double Glazed & Gas Central Heated
- Versatile, Spacious Accommodation
- Entrance Hall & Fitted Guest Cloakroom
- Lounge, Dining Room & Conservatory
- Family Room & Study
- Breakfast Kitchen with Utility off
- Master Bedroom with En-Suite Shower Room
- Three Further Bedrooms & Bathroom
- Large Lawned Garden with Extensive Patio
- Double Width Driveway & Garage





Summary

****Due to the level of interest we have received for this property we are inviting best and final offers in writing by 10am on Tuesday 15th April to annette@fletcherandcompany.co.uk****

A substantial, four bedroom, detached residence occupying a larger than average plot in a sought after location in Littleover.

This is a spacious and well-proportioned, four bedroom, detached residence offering versatile accommodation, ideal for a family. The property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, lounge with feature fireplace, separate dining room, conservatory, family room, study, breakfast kitchen and utility. The first floor landing leads to a master bedroom with en-suite shower room, three further bedrooms and a bathroom.

The property occupies a good sized plot with a large, mainly lawn, rear garden with patio area. To the front is a double width driveway giving access to an integral garage.

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The Location

The property's location, just off Moorway Lane, gives easy access to Derby Moor Spencer Academy as well as a selection of primary schools. Littleover Village centre offers an excellent range of amenities and a varied selection of shops. A regular bus service runs along Blagreaves Lane and Burton Road into Derby City centre. The property is close to open countryside as well as Mercia Marina at Willington and has excellent transport links in close proximity.

Accommodation

Ground Floor

Entrance Hall

20'3" x 5'11" (6.18 x 1.81)

A panelled and double glazed entrance door with matching sidelight provides access to hallway with central heating radiator, decorative coving, staircase to first floor and understairs storage cupboard.



Fitted Guest Cloakroom

5'5" x 2'9" (1.67 x 0.85)

Appointed with a low flush WC, wash handbasin and central heating radiator.



Lounge

19'1" x 11'5" (5.82 x 3.48)

Featuring a decorative fireplace with granite hearth and living flame fitted gas fire, two central heating radiators, decorative coving, double glazed box bay window to front and multi-paned doors to dining room.



Dining Room

11'5" x 10'7" (3.48 x 3.23)

Having a central heating radiator, decorative coving and double glazed French doors to conservatory.



Conservatory

13'0" x 10'4" (3.97 x 3.15)

A brick based and double glazed construction with pleasant views over the larger than average garden, which is accessed via French doors.



Family Room

16'3" x 7'4" (4.96 x 2.25)

With two central heating radiators and double glazed window to front.



Study

8'5" x 7'3" (2.58 x 2.21)

Having a central heating radiator and double glazed window to rear.



Breakfast Kitchen

14'1" x 10'6" (4.31 x 3.22)

Comprising woodblock effect preparation surface, tiled surrounds, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, appliance spaces suitable for gas range cooker, fridge freezer and dishwasher, central heating radiator, two windows to rear and archway to utility room.



Utility Room

7'8" x 5'2" (2.36 x 1.60)

With the continuation of the wood block effect worktop, tiled surrounds, inset stainless steel sink unit, fitted base cupboard and drawer, complimentary wall mounted cupboard, appliance spaces suitable for washing machine and tumble dryer and double glazed door and window side.



First Floor Landing

9'8" x 5'6" (2.95 x 1.70)

A semi-galleried landing with central heating radiator and airing cupboard. There is also access to well-insulated, heavily boarded loft space which is accessed via a pull down ladder.



Master Bedroom

13'2" x 11'5" (4.03 x 3.50)

With central heating radiator, fitted wardrobes with sliding mirror doors, double glazed window to front and door to en-suite.



En-Suite Shower Room

6'5" x 6'3" (1.98 x 1.92)

Partly tiled with a low flush WC, pedestal wash handbasin, bath with shower over, central heating radiator and double glazed window front.



Bedroom Two

12'2" x 10'8" (3.71m x 3.25m)

Having a central heating radiator, fitted wardrobes, useful over stairs storage cupboard and double glazed window.



Bedroom Three

9'8" x 8'0" (2.97 x 2.46)

Comprising fitted wardrobes, central heating radiator and double glazed window to rear.



Bedroom Four

9'8" x 7'10" (2.96 x 2.39)

Having built-in wardrobes, central heating radiator and double glazed window to rear.



Bathroom

7'3" x 6'2" (2.21 x 1.89)

Tiled with a white suite comprising low flush WC, pedestal wash handbasin, panelled bath with shower attachment, central heating radiator and double glazed window to rear.



Outside

The property occupies a larger than average plot for a newer built property. To the rear of the property is an extensive, paved patio/terrace with good sized lawn and herbaceous borders containing plants, shrubs and trees. The garden is bounded by timber fencing and also benefits from outdoor lighting and cold water hose tap. To the front of the property is a fore-garden with double width driveway providing ample off-road parking and access to an integral single garage.



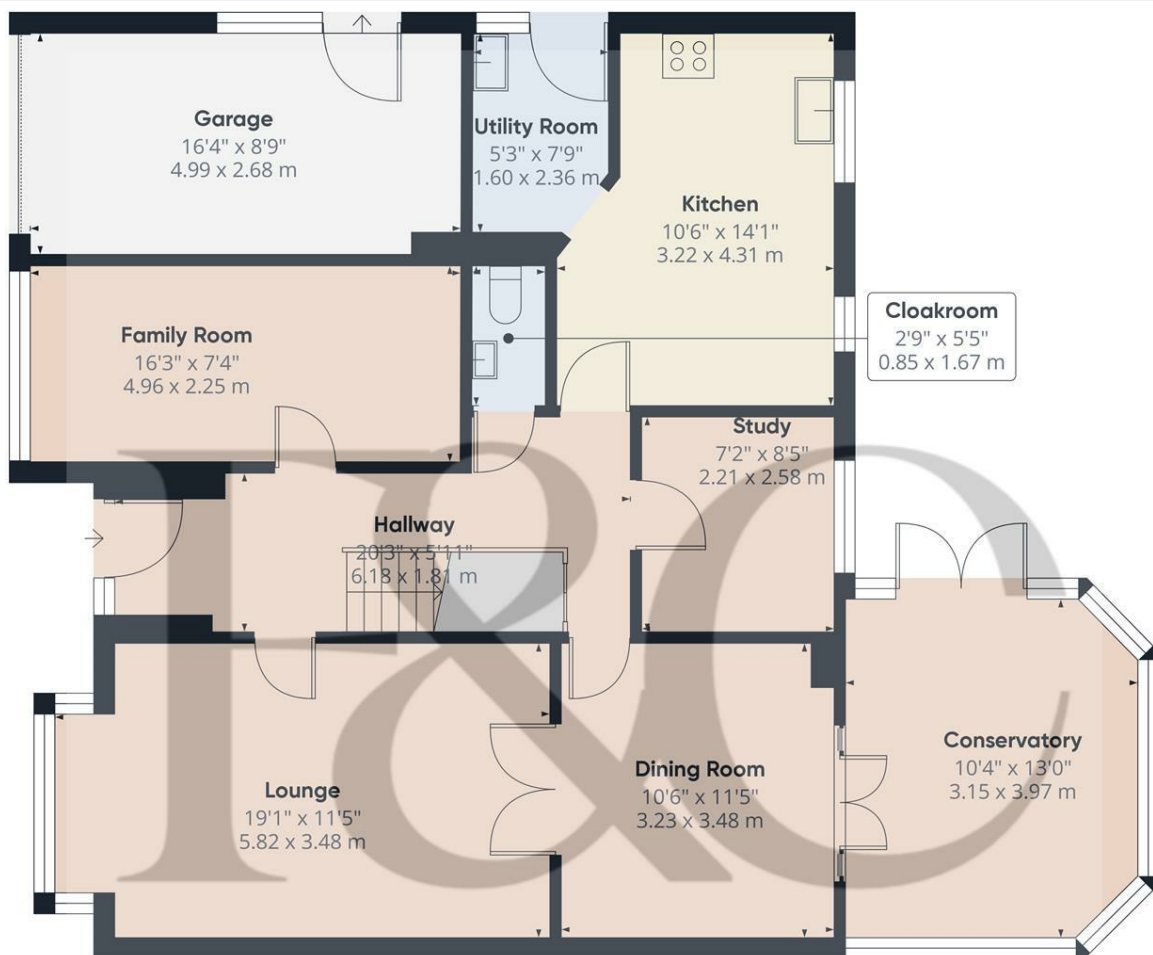
Garage

16'4" x 8'9" (4.99 x 2.68)

With power, lighting, wall mounted Worcester gas fired boiler and up and over door to the front.

Council Tax Band F





Floor 0

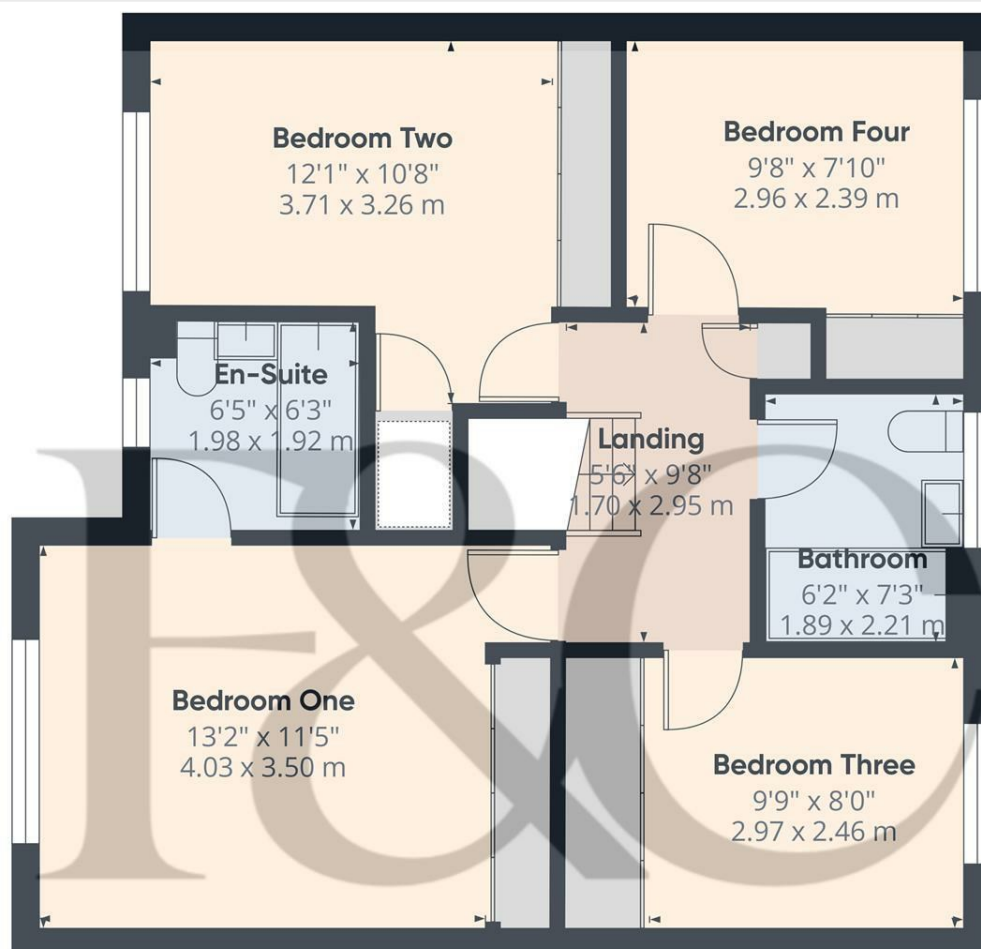
Approximate total area⁽¹⁾
1117.73 ft²
103.84 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1

Approximate total area⁽¹⁾
610.74 ft²
56.74 m²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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5 Lothlorien Close
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Council Tax Band: F
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	