



Directions

From our offices on Blagreaves Lane head towards the Hollow and turn left onto Hillsway and at the island turn left onto Pastures Hill. Follow for some time and continue straight over at the island, and again straight over at the next island onto Rykneld Road and the subject property can be found on the right hand side.

Viewings Strictly By Appointment Only

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E	75	(39-54) E	69
(21-38) F	55	(21-38) F	47
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales		England, Scotland & Wales	

View This Property!
 Get in touch today on the contact details below and we'd be delighted to arrange a viewing of this property for you.
W: www.hannells.co.uk
E: littleover@hannells.co.uk
T: 01332 773399

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.
 These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.

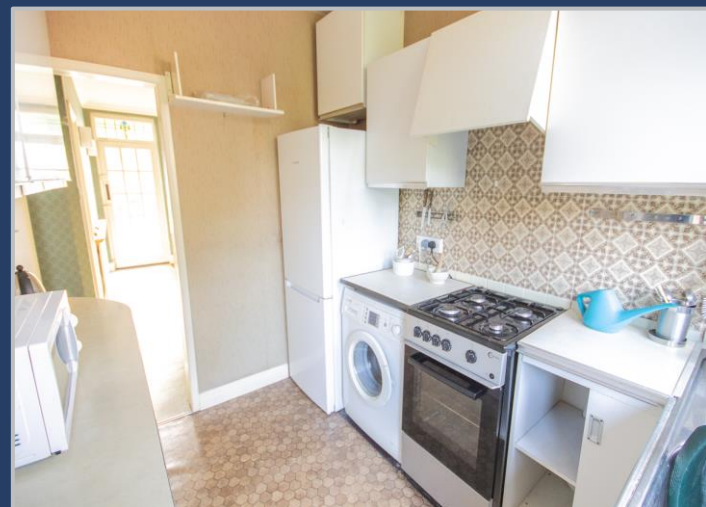
65 Rykneld Road, Littleover, DE23 4AN | **Offers in Excess of £230,000**

A family home which occupies a prime position within the sought after Littleover School catchment. The spacious accommodation boasts two reception rooms, three bedrooms, an attractive family rear garden, ample off road parking and a detached garage. Internal viewings are highly recommended!

- LITTLEOVER COMMUNITY SCHOOL CATCHMENT
- BAY FRONTED LOUNGE & SEPARATE DINING ROOM
- THREE BEDROOMS



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification of information. The Property Misdescription Act 1991 – The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.



65 Rykneld Road, Littleover, DE23 4AN | **£230,000**

A Moving Experience

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Property Description

An opportunity to acquire this three bedroom semi detached family home located in the ever popular suburb of Littleover, situated within the highly sought after Littleover Community School catchment. This family home benefits from gas central heating, ample off road parking, detached garage, good sized family garden and is offered to the market with no chain.

The accommodation in brief comprises; Entrance hall with feature stained glass window, bay fronted lounge with feature fire place, separate dining room and a kitchen to the ground floor. To the first floor are three bedrooms and a family bathroom with a three piece suite. Outside, to the front of the property is tarmac driveway providing ample off road parking, lawn area and having access to a detached garage. To the rear, there is an enclosed family garden with patio and lawn areas, well established plants, shrubs, trees and feature pond.

Rykneld Road lies convenient for many of Littleover's local amenities including well regarded schools, shops and easy access into Derby City Centre. Viewings are a must to appreciate the property on offer.

Rooms & Measurements

| Entrance Hall: 14' 11" x 6' 11" (4.54m x 2.11m) Max

| Lounge: 13' 9" x 11' 10" (4.19m x 3.60m) Max

| Dining Room : 12' 5" x 10' 10" (3.78m x 3.30m) Max

| Kitchen : 9' 0" x 6' 11" (2.74m x 2.11m) Max

| First Floor Landing: 6' 11" x 7' 1" (2.11m x 2.16m) Max

| Bedroom One : 12' 4" x 11' 11" (3.76m x 3.63m) Max

| Bedroom Two : 12' 6" x 10' 11" (3.81m x 3.32m) Max

| Bedroom Three: 8' 11" x 6' 11" (2.72m x 2.11m) Max

| Family Bathroom: 7' 4" x 5' 10" (2.23m x 1.78m) Max

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