



Haven Baulk Lane | Littleover | Derby | DE23 4AY

£1,200 PCM

SCOFFIELD STONE  
estate agents

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 Derby | DE23 4AY  
 £1,200 PCM



LITTLEOVER SCHOOL CATCHMENT. Scoffield Stone are delighted to offer 'To Let', this comprehensively improved and extended, gas centrally heated and UPVC double glazed detached family home at this sought after residential address, within the renowned Littleover Community School catchment area and within walking distance to local amenities and nursery. A full inspection will reveal, a reception hall, guest cloak room, charming bay fronted sitting room, well equipped extended kitchen/diner with bi-fold doors to garden. On the first floor a landing gives access to four bedrooms and bathroom. Outside is off road car parking and a detached garage. EPC; D (60). Deposit £1,380, which includes holding deposit) of £275.

- Littleover School Catchment
- Garage
- Well appointed renovated kitchen
- 4 Bed Semi Detached
- Newly fitted ground floor cloak room
- Off Road Parking

**Entrance Hallway**

**Guest Cloakroom**

**Open plan Kitchen/Diner**

11'10" x 9'10" (3.61m x 3.00m)

**Dinng Area**

15'3" x 10'10" (4.65 x 3.31)

**Sitting Room**

**Stairs & Landing**

**Bedroom One**

16'0" x 9'10" (4.89 x 3.02)

**Bedroom Two**

10'8" x 9'2" (3.26 x 2.81)

**Bedroom Three**

14'5" x 5'9" ( 4.41 x 1.76)

**Bedroom Four**

9'0" x 6'2" (2.75 x 1.9)

**Bathroom**

**Outside**

**Disclaimer (Hilton)**

**Material Information**

**174 Haven Baulk**



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2021  
 For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	69	
(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	

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