

CURRAN
BIRDS
+ CO

Maypole Lane,
Littleover
£1,350 Per month



CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



LITTLEOVER SCHOOL CATCHMENT AREA - Available for let is this well presented and improved four bedroom link detached family home occupying this highly convenient location just a short walk away from Littleover School and offering easy access to the shops and amenities in both Littleover and Mickleover. The property has been upgraded over recent years with the installation of a superb contemporary Wren kitchen with integrated appliances and a contemporary bathroom - AVAILABLE NOW





The Detail

A well presented and recently redecorated four bedroom link detached home, occupying this highly convenient location on the edge of Littleover being conveniently positioned offering excellent access to local shops amenities and also being located just a short walk away from Littleover School.

The accommodation has a combination boiler gas central heating system, uPVC double glazing and in brief comprises: entrance porch, entrance hallway, lounge with bay window and superb contemporary open plan dining kitchen with rear door giving access to the rear garden. The first floor landing leads to four bedrooms including three double bedrooms and one single bedroom. There is also a contemporary bathroom with separate wc.

Outside, to the front of the property there is a full width block paved effect driveway leading through to a single integral garage. There is a low maintenance enclosed rear garden with Indian sandstone paved patio area with raised level block paved effect garden area.





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The Location

Littleover is an extremely popular residential suburb of Derby located approximately 3 miles from the City centre. There is also a good range of local amenities available in Littleover Village including a supermarket, Post Office, petrol station and further retail outlets.

This property is also well positioned for access to the amenities in Mickleover and there is a regular bus service on Pastures Hill giving access to Derby City centre and Burton-on-Trent. There are also excellent transport links to the A38 and A50 leading to the M1 motorway and East Midlands International Airport

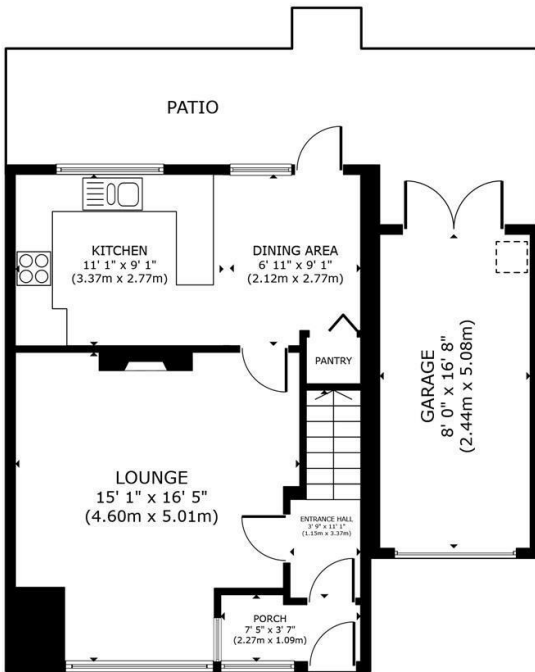
The property offers excellent schooling and falls within the catchment area for the noted Littleover Community School.

Leisure facilities close by include two tennis clubs in Littleover, several parks and there is a Golf course in Mickleover.

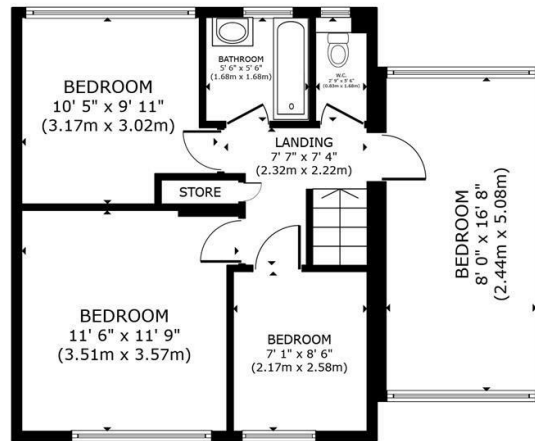
The property is also conveniently located for employment opportunities at the Royal Derby Hospital, Derby University, Toyota, Pride Park and Rolls-Royce.







GROUND FLOOR



FLOOR 1

GROSS INTERNAL AREA
 GROUND FLOOR 499 sq.ft. (46.4 m²) FLOOR 1 553 sq.ft. (51.3 m²)
 EXCLUDED AREAS : GARAGE 133 sq.ft. (12.4 m²) PATIO 210 sq.ft. (19.5 m²)
 TOTAL : 1,052 sq.ft. (97.7 m²)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Particulars

- Four Bedroom Link Detached Home
- Littleover School Catchment Area
- Gas Central Heating & uPVC Double Glazing
- Porch, Entrance Hall & Lounge with Bay Window
- Superb Re-Fitted Dining Kitchen
- Four Bedrooms, Contemporary Bathroom & WC
- Driveway & Single Integral Garage
- Low Maintenance Enclosed Rear Garden
- Close to Local Amenities in Littleover & Mickleover
- Available Now - Unfurnished

Size

Approx 1052.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

C

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Let's Talk

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