



**Blagreaves Lane, Littleover Derby DE23 1FJ**

**welcome to**

**Blagreaves Lane, Littleover Derby**

Generous and versatile detached family home in the sought-after area of Littleover, close to schools, shops and transport links. With four bedrooms, three reception rooms and ample off-road parking.





**Ground Floor**

**First Floor**

Total floor area 142.2 m<sup>2</sup> (1,530 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

**Entrance Hallway**

**Cloakroom**

**Dining Room**

11' 7" Widest x 10' Widest ( 3.53m Widest x 3.05m Widest )

**Kitchen**

13' 6" Widest x 10' Widest ( 4.11m Widest x 3.05m Widest )

**Garage Room**

16' 7" Widest x 8' 9" Widest ( 5.05m Widest x 2.67m Widest )

**Living Room**

16' 5" Widest x 10' 11" Widest ( 5.00m Widest x 3.33m Widest )

**Conservatory**

14' 10" Widest x 9' 3" Widest ( 4.52m Widest x 2.82m Widest )

**Stairs & Landing**

**Bedroom One**

14' 5" Widest x 9' 3" Widest ( 4.39m Widest x 2.82m Widest )

**Bedroom Two**

12' 11" Widest x 9' 3" Widest ( 3.94m Widest x 2.82m Widest )

**Bedroom Three**

10' 11" Widest x 6' 8" Widest ( 3.33m Widest x 2.03m Widest )

**Bedroom Four**

welcome to

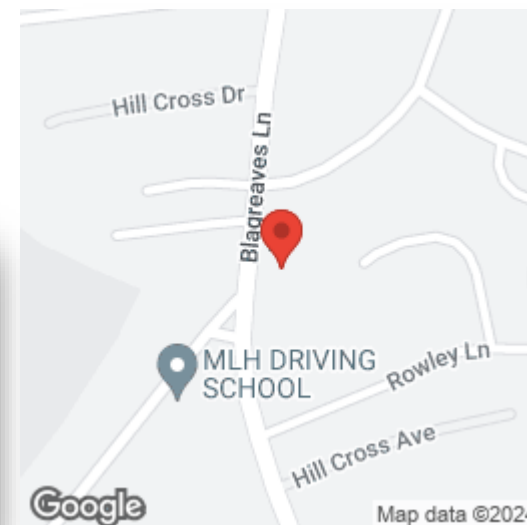
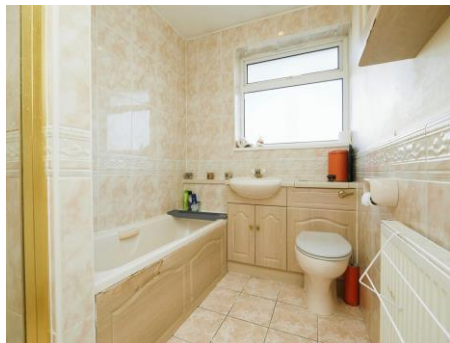
## Blagreaves Lane, Littleover Derby

- Detached Four Bedroom Home
- Living Room, Dining Room & Study
- Off-Road Parking for Multiple Vehicles
- Close to Schools and Transport Links
- No Onward Chain

Tenure: Freehold EPC Rating: C

offers over

**£350,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
DBY118435 - 0004

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