



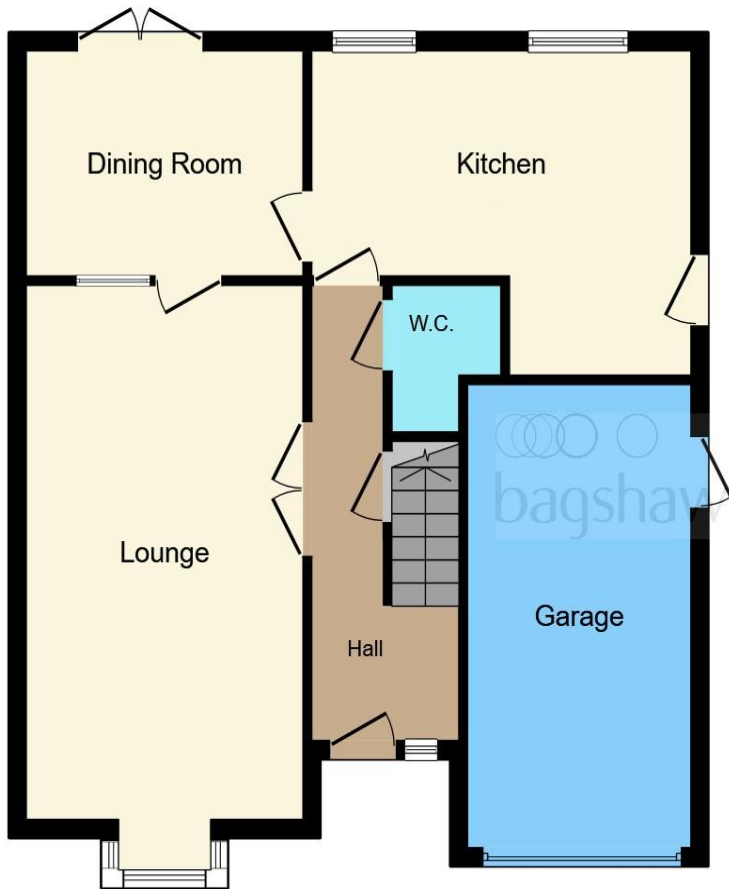
**Farmlands Lane, Littleover, Derby DE23 2UR**

**welcome to**

**Farmlands Lane, Littleover Derby**

Located in the sought-after location of Littleover, is this immaculate and modern family home boasting four bedrooms and generous plot. Situated near excellent amenities, transport links and within the catchments of desirable schooling.





**Ground Floor**



**First Floor**

**Entrance Hallway**

**Cloakroom**

**Living Room**

19' 2" Into Bay x 10' 10" ( 5.84m Into Bay x 3.30m )

**Dining Room**

8' 2" x 10' 10" ( 2.49m x 3.30m )

**Kitchen**

11' 10" L-shaped room, deepest point x 14' 9" L-shaped room, widest point ( 3.61m L-shaped room, deepest point x 4.50m L-shaped room, widest point )

**Stairs & Landing**

**Bedroom One**

9' 10" x 10' 10" ( 3.00m x 3.30m )

**En Suite**

**Bedroom Two**

10' 2" x 10' 10" ( 3.10m x 3.30m )

**Bedroom Three**

10' 2" x 8' 6" ( 3.10m x 2.59m )

**Bedroom Four**

9' 10" x 8' 6" ( 3.00m x 2.59m )

**Bathroom**

**Garage**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Farmlands Lane, Littleover Derby

- Modern Detached Four Bedroom Home
- Bathroom, En Suite Shower Room & Cloakroom
- Double Driveway & Integrated Single Garage
- Modern Finish Throughout
- Council Tax Band D

Tenure: Freehold EPC Rating: C

**£390,000**

Bagshaws Residential are pleased to present this detached four bedroom family home to the market. This home offers tasteful, modern and conventional family accommodation throughout, also on an excellent plot with double driveway and sizeable rear garden. The location of Littleover is sought-after due to its village feel as well as ease of access to great schooling, local amenities such as shops and cafes, direct transport links into the City Centre and the connections to the fantastic local road infrastructure including the A38 and A50.

This superb family home is tastefully decorated throughout and comprises of a central hallway, generous yet cosy bay-fronted living room, dining room to the rear, L-shaped kitchen breakfast room with white glossy handlesless units, cloakroom to the ground floor. The first floor landing connects four well-proportioned bedrooms, the family bathroom with full suite including shower, and an en suite shower room to the main bedroom.

Externally, the front gives access to a double driveway in front of the integral garage. To the rear is a generous enclosed garden laid mainly to lawn, with planted shrubs and trees, as well as a patio seating area.



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Please note the marker reflects the postcode not the actual property

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