



Blagreaves Lane, Littleover Derby DE23 1PW

welcome to

Blagreaves Lane, Littleover Derby

Call us to secure your viewing today on this spacious, well presented, detached family home situated in the sought after suburb of Littleover and benefiting from UPVC double glazing and gas central Heating. To the outside is off road parking, a single garage and a landscaped rear garden.



Entrance Hall

Having a UPVC door to the front, storage cupboard and a radiator.

Lounge

11' 11" x 11' 11" (3.63m x 3.63m)

Having a UPVC bay window to the front, feature fireplace with inset gas fire and radiator,

Dining Room

11' 11" x 11' 10" (3.63m x 3.61m)

Having a UPVC window to the rear and a radiator.

Kitchen

18' 5" x 7' 11" (5.61m x 2.41m)

Having a matching range of wall and base units with roll edge worksurfaces over, sink drainer unit, gas hob, extractor, electric oven, space for appliances, tiled surrounds and a UPVC window to the rear.

Landing

Having attic access which partially boarded and doors to rooms.

Bedroom One

11' 10" x 11' 11" (3.61m x 3.63m)

Having a UPVC window to the rear and radiator.

Bedroom Two

16' 2" x 9' 8" (4.93m x 2.95m)

Having a UPVC window to the front, rear and two radiators

Bedroom Three

11' 11" x 11' 5" (3.63m x 3.48m)

Having a UPVC bay window to the front and radiator.

Bedroom Four

7' x 8' (2.13m x 2.44m)

Having a UPVC window to the front and radiator,

Family Bathroom

Having a modern three piece suite comprising of a P shaped bath, with over head shower, shower screen, wash hand basin, w/c, heated towel rail, tiled floor

and a UPVC window to the rear.

Outside

To the front is a block paved driveway for multiple vehicles to park, leading to the entrance and the garage. To the rear which is accessed via the side access. The garden is mainly laid to lawn with a patio area, established plants and shrubs and is enclosed within a fenced surround.

Garage

19' 2" x 9' 8" (5.84m x 2.95m)

Having an electric roller door with a key fob and a window to the side.



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welcome to

Blagreaves Lane, Littleover Derby

- FOUR BEDROOMS
- DETACHED
- TWO RECEPTION ROOMS
- GARAGE & OFF ROAD PARKING
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING

Tenure: Freehold EPC Rating: D

£390,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MVR108059 - 0003

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