



**Leslie Close, Littleover DERBY DE23 4AW**



**welcome to**

**Leslie Close, Littleover DERBY**

A fantastic opportunity for a first time buyer or downsizer to acquire this two double bedroom, semi detached bungalow in Littleover, briefly comprising of an entrance hallway, kitchen, utility, lounge, two bedrooms and a bathroom. Call us now to book your viewing and avoid missing out.



### Entrance Hallway

This property is entered through the front door which leads to the lounge.

### Lounge

15' 4" x 10' 1" ( 4.67m x 3.07m )

Spacious lounge area has carpeted flooring, a double glazed window to the front and a connecting door to the hallway.

### Kitchen

10' x 7' ( 3.05m x 2.13m )

Fitted kitchen comprising of a range of base and drawer units, a stainless steel sink, induction hob, with space for appliances such as a fridge-freezer. With vinyl flooring, splashback tiling and a double-glazed window to the front.

### Bedroom One

10' x 7' ( 3.05m x 2.13m )

The main bedroom has carpeted flooring, a radiator and a window to the rear.

### Bedroom Two

8' 8" x 6' 7" ( 2.64m x 2.01m )

The second bedroom has carpeted flooring, a radiator, a connecting door to the hallway. This room has been turned into a dining/study area currently.

### Bathroom

7' 2" x 5' 5" ( 2.18m x 1.65m )

Three piece bathroom comprising of a low level w/c, vanity wash-hand basin, frameless glass shower screen enclosure with an overhead shower. With tiled flooring and tiled walls.

### Utility

Accessed through the kitchen or externally from the driveway and rear garden, currently being used as a utility with the potential to be converted into an additional bedroom or reception room.

### Outside

To the rear of the property there is low maintenance garden with patio paving alongside a pebbled

garden, a flower bed towards the side and a shed. There is also a driveway providing off-road parking to the front of the property.



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## Leslie Close, Littleover DERBY

- TWO BEDROOM BUNGALOW
- DECEPTIVELY SPACIOUS ACCOMMODATION
- PRIVATE REAR GARDEN
- OFF-ROAD PARKING
- POPULAR RESIDENTIAL LOCATION

Tenure: Freehold EPC Rating: C

**£170,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MVR108677 - 0007

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