



**11 Morley Lane, Little Eaton
Derby, DE21 5AH**

***** SEE VIDEO ***** Superb elevated position overlooking the valley towards Eaton Bank with views of the village below. The property is a three double bedroom detached bungalow which sits on a footprint of approximately 1000 square feet, making it an ideal plot for re-development. There are spacious gardens to the front and rear, access along both sides and a garage underneath the accommodation. The unique design incorporates a wonderful veranda across the entire frontage of the property, which is the ideal place to sit and enjoy the view. We see an distinct opportunity for someone hoping to seek planning permission for a new build property.



£675,000

Disclaimer

This brochure has been created to represent the Everington and Ruddle's perception of this property. The vendor has verified the content as being fair and accurate. You are advised to check the content prior to entering into any contract to purchase the property, in short, use your common sense.

Viewing; **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view.**

