

# 3 Bed Bungalow - Semi Detached

Price £204,950

Leslie Close, Littleover, Derby, DE23 4AW



[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

**Phillips  
& Co**  
EST. 2012  
MY PAD GROUP

# 3 Bed Bungalow - Semi Detached

# £204,950

📍 Leslie Close, Littleover, Derby, DE23 4AW

IMMEDIATE POSSESSION - NO UPWARD CHAIN. A thoughtfully extended and comprehensively upgraded modern semi detached home offering light and spacious highly versatile accommodation which must be viewed to appreciate the size of accommodation and wealth of quality appointments on offer. This delightful bungalow is situated in this highly popular locality and is sited within the renowned Littleover Secondary School catchment. Tastefully decorated and appointed throughout and benefiting from gas central heating together with UPVC double glazing, the property briefly comprises; entrance hall, sitting room, well equipped kitchen, dining room / bedroom three with hallway off leading to the low maintenance rear garden. An inner hallway leads to two double bedrooms and wet room. The property is sold freehold. Council tax band B. Energy rating D.

## Reception Hall

Having UPVC double glazed entrance door, adjacent UPVC opaque double glazed picture window and laminated wood effect floor.

## Sitting Room 15'8" x 10'4" (4.79 x 3.15)



The focal point of the room being the feature lime stone fire surround with matching hearth and back plate, recessed coal effect electric living flame fire, television connection point, ceiling halogen down lighters, radiator and UPVC double glazed picture window to front aspect.



## Inner Hallway

With access to roof space and large full height airing cupboard.

## Fitted Kitchen 10'1" x 7'1" (3.08 x 2.16)



Having a range of wood grain effect fitted wall, base and drawer units with laminated working surfaces, inset stainless steel four burner gas hob with matching electric fan assisted oven and grill, canopy extractor hood with down lighter, space and plumbing for automatic washing machine, inset stainless steel sink top with side drainer, hot and cold mixer tap, laminated wood effect floor, radiator, space for fridge freezer and UPVC double glazed window to front aspect.

## Dining Room/Bedroom Three 15'9" x 7'3" (4.81 x 2.23)



Having access to pitched roof space, laminated wood effect floor, radiator, built in storage cupboard (housing the Ideal Logic combination gas boiler) and UPVC double glazed window to front aspect.

## Side Hallway

Having radiator, laminated wood effect floor, ceiling halogen down lighters and UPVC double glazed door to rear garden.

## Principal Bedroom 16'9" x 11'3" (5.13 x 3.43)



Having built in wardrobe, radiator, television connection point and UPVC double glazed window to rear aspect.

[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

**Phillips  
& Co**  
EST. 2012  
MY PAD GROUP



# 3 Bed Bungalow - Semi Detached

# £204,950

📍 Leslie Close, Littleover, Derby, DE23 4AW



## Outside



## Bedroom Two 9'10" x 9'10" (3 x 3)



The property occupies a south easterly facing plot at this sought after residential address, sited within the renowned Littleover Community School catchment area. To the front is a tarmac fore court giving car standing space for approximately three cars with a cold water tap. The rear garden is of a low maintenance design, enclosed by close panelled fencing and laid to a full width patio area with gravelled and shrubbed border with garden lighting.

Having radiator, television connection point and UPVC double glazed window to rear aspect.



## Wet Room



Having a three piece suite comprising; wall mounted floating concealed flush w.c., floating wall mounted wash hand basin and walk in shower area with mains fed shower, complimentary ceramic part tiled walls with contrasting ceramic tiled floor, shaver socket, chrome heated towel rail, ceiling LED down lighters and extractor fan.



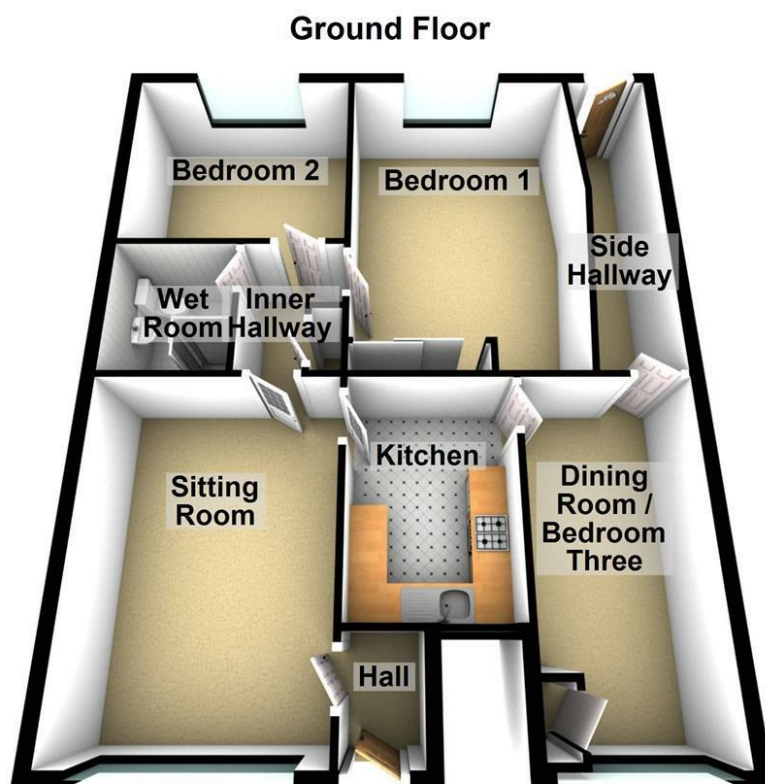
[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

**Phillips & Co.**  
EST. 2012  
MY PAD GROUP

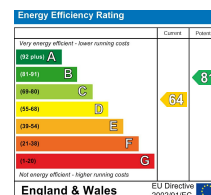
# 3 Bed Bungalow - Semi Detached

# £204,950

Leslie Close, Littleover, Derby, DE23 4AW



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

