



Leslie Close, Littleover Derby DE23 4AW

welcome to

Leslie Close, Littleover Derby

Internal viewing is demanded to fully appreciate this extended three/four bedroom detached family home in the sought-after Derbyshire suburb of Littleover. Close to local amenities and in the catchment area for the highly-regarded Littleover Community School, this would make a wonderful family home.



Entrance Hallway

Upon entry through the front door, the entrance hallway provides access to the lounge/diner, garden room, ground floor bedroom/reception room three, kitchen, w/c, and the stairs to the first floor. Finished with carpeted flooring and a radiator.

Lounge/ Diner

10' 4" x 24' 3" (3.15m x 7.39m)

Spacious lounge/diner featuring a gas fireplace and surround, and finished with downlights on the wall, carpeted flooring, two radiators, double doors to the garden room and a double-glazed bow window to the front.

Garden Room

9' 11" x 8' 2" (3.02m x 2.49m)

Cozy garden room perfect for a snug, office, or playroom, finished with carpeted flooring, a french door opening out to the rear garden, a double-glazed window to the side, and a radiator. With double doors through to the lounge/diner.

Kitchen

7' 8" x 11' 7" (2.34m x 3.53m)

Modern fitted kitchen comprising a range of base, wall and drawer units with an integrated overhead extractor hood and composite sink with a stainless steel mixer tap, inclusive of an oven and washing machine. Finished with complementary splashback tiling, wood laminate flooring, an external door to the side for access to the rear garden, a double-glazed window to the rear, and a radiator.

Bedroom/ Reception 3

7' 6" x 16' 1" (2.29m x 4.90m)

Ground floor room perfectly suited for a fourth bedroom or additional reception room, playroom, office, etc. Finished with carpeted flooring, a double glazed window to the front, and a radiator.

Landing

First floor landing providing access to three bedrooms and the shower room. Finished with carpeted flooring, an airing cupboard housing a

combi boiler, loft hatch for access to the boarded loft space with a ladder, and a frosted double-glazed window to the side.

Bedroom One

10' 6" x 15' 8" (3.20m x 4.78m)

Double bedroom finished with carpeted flooring, a radiator, and a double-glazed window to the front.

Bedroom Two

10' 4" x 9' 8" (3.15m x 2.95m)

Double bedroom finished with fitted wardrobes, carpeted flooring, a radiator, and a double-glazed window to the rear.

Bedroom Three

11' 1" x 7' 8" (3.38m x 2.34m)

Double bedroom finished with carpeted flooring, a radiator, and a double-glazed window to the front.

Bathroom

Modern three-piece suite comprising of a wash-hand basin, low-level w/c and walk-in double shower with accessibility rails. Finished with tiled flooring, tiled walls, two vertical ladder-style radiator/heated towel rail, and two frosted double-glazed windows to the side.

External

To the front, the driveway provides off-road parking for multiple vehicles and runs alongside the laid-to-lawn front garden with mature shrubbery, beautifully framing the house. To the rear, the private garden is low-maintenance being partially pebbled with patio paving. Shrubbery and foliage line the border inside the wooden fencing enclosing the garden, creating a lovely space perfect for entertaining, relaxing, and al-fresco dining. With the added bonus of a shed for extra storage and a gate to the side which allows external access to the front and rear of the property.



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welcome to

Leslie Close, Littleover Derby

- EXTENDED DETACHED FAMILY HOME
- 3/4 WELL-PROPORTIONED BEDROOMS
- SPACIOUS LOUNGE/DINER AND GARDEN ROOM
- RECENTLY RENOVATED KITCHEN AND SHOWER ROOM
- DRIVEWAY AND FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

£315,000



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Please note the marker reflects the postcode not the actual property

bagshaws residential



01332 518844



Mickleover@bagshawsresidential.co.uk



14 The Square, Mickleover, DERBY, Derbyshire,
DE3 0DD



bagshawsresidential.co.uk