



LESLIE CLOSE, LITTLEOVER, DERBY

PRICE £925 PER

MONTH
2 BEDROOM | 1 BATHROOM | 1 RECEPTION



WELCOME TO LESLIE CLOSE

REFURBISHED THROUGHOUT – A beautifully presented two bedroom semi-detached bungalow, ideally positioned within this popular Littleover residential setting. Offering stylish, low maintenance single level living, this attractive home has been comprehensively refurbished throughout and is offered to the market with no onward chain. The accommodation provides a welcoming lounge, contemporary fitted kitchen, two well proportioned bedrooms and a modern shower room with walk-in shower. Outside, the property benefits from off-road parking to the front and a private, low maintenance rear garden, creating an ideal balance of convenience and outdoor space. An excellent opportunity for downsizers or those seeking comfortable, easy-to-manage living.

THE DETAIL

The property is approached via a welcoming entrance hall, setting the tone for this beautifully presented home. From here, you are led into a generous and naturally bright lounge, where a large front-facing double-glazed window allows plenty of natural light to fill the room. The lounge provides a comfortable and versatile space for both relaxing and entertaining, with access continuing through to the inner hall and the remainder of the accommodation.

The kitchen has been thoughtfully fitted with a contemporary range of matching wall and base units, complemented by practical work surfaces and a clean, modern finish. Integrated appliances include an electric oven, four-ring induction hob and extractor, alongside an inset stainless-steel sink and drainer. There is also useful additional storage, making this a practical and well-appointed space for everyday cooking.

To the rear of the property are two well-proportioned bedrooms, both enjoying a pleasant outlook towards the garden. The principal bedroom provides a comfortable double bedroom with ample space for bedroom furniture, whilst the second bedroom offers a flexible additional room which would work equally well as a guest bedroom, home office or dressing room depending on the needs of the new owner.

The contemporary shower room has been finished with a modern, neutral design and is fully tiled for ease of maintenance. It comprises a walk-in mains-fed shower, vanity wash hand basin and low-flush WC, creating a smart and functional bathroom space.

Outside, the property benefits from off-road parking to the front, providing valuable convenience for residents and visitors alike.

To the rear is a private and enclosed garden which has been designed with low maintenance in mind. A combination of decking, gravelled and paved areas creates a variety of spaces to sit, relax and enjoy the garden without the upkeep associated with a large lawn. A garden shed provides useful additional storage, whilst the enclosed boundaries offer a good degree of privacy.

Overall, this is a particularly appealing home for anyone looking for a stylish, low-maintenance property in a well-established and highly convenient part of Derby.

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Location

Leslie Close is situated within the popular residential suburb of Littleover, an established and highly regarded area which combines a strong sense of community with excellent day-to-day convenience.

A good range of local shops, supermarkets, cafés and everyday amenities are available within easy reach, whilst a choice of schools, healthcare facilities and leisure opportunities further add to the area's appeal. There are also a number of parks and green spaces nearby, providing pleasant options for walking and outdoor recreation.

For commuters, the property is ideally positioned for access to Derby city centre and the surrounding road network, with the A38, A50 and A52 all readily accessible. The M1 motorway is also within convenient reach, making this an excellent base for those travelling further afield.

Derby Railway Station provides regular rail services to a range of destinations, whilst East Midlands Parkway offers further convenient rail connections. East Midlands Airport is also accessible by road.

Littleover continues to be a popular choice for buyers and renters alike, thanks to its combination of established residential surroundings, excellent amenities and convenient transport links. Leslie Close therefore offers the opportunity to enjoy a well-connected Derby lifestyle whilst remaining within a peaceful residential setting.

Reservation Fee & Deposit

A one week holding fee is payable upon successful application and will be deducted from the first month's rent.

A five week security deposit is required and will be registered with the Deposit Protection Service (DPS).

Landlord ID: 4777942

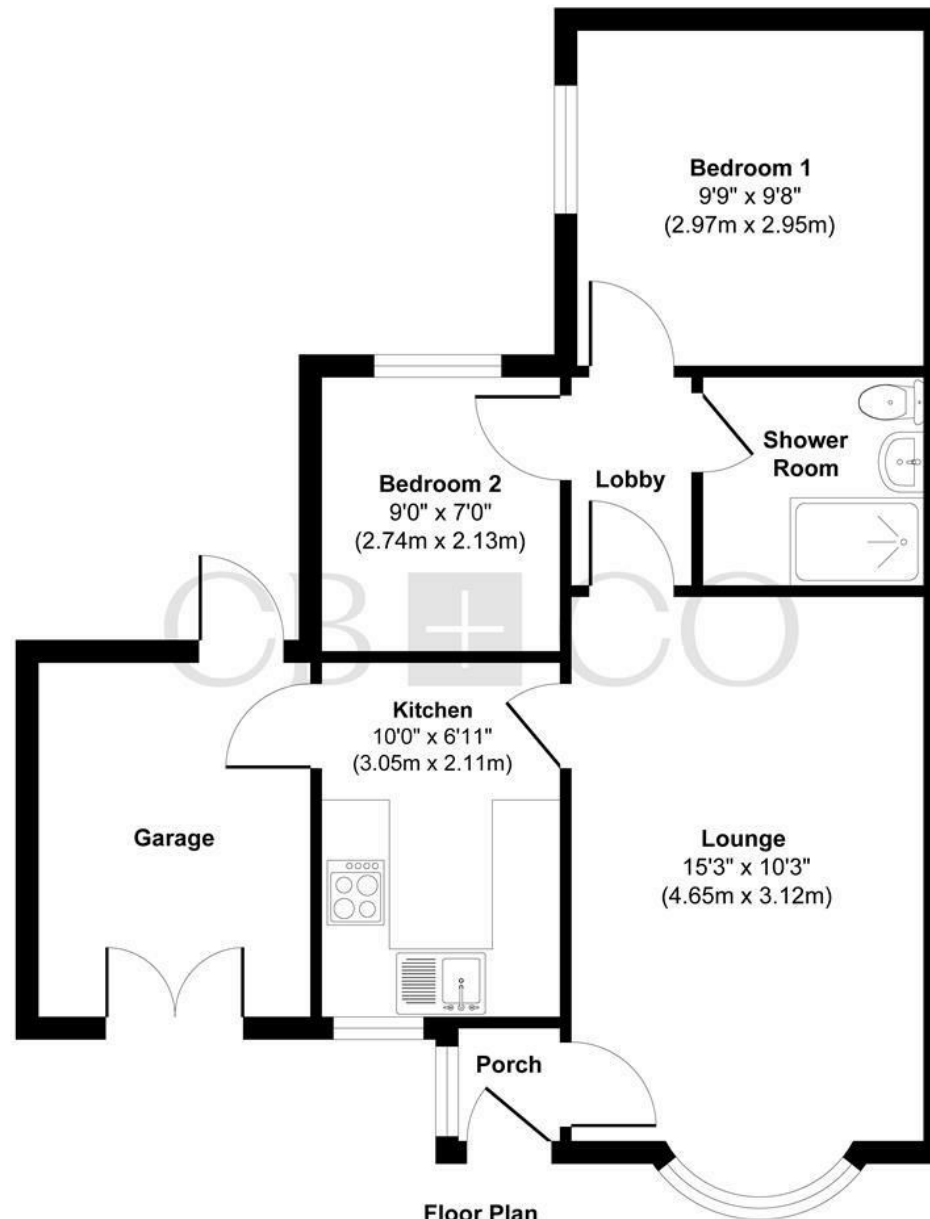
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Leslie Close, Littleover, DE23 4AW



Floor Plan

Approx. Gross Internal Floor Area 481 sq. ft / 44.74 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

462.85 sq ft

EPC RATING

C

COUNCIL TAX BAND

B

- Refurbished Throughout And Ready To Move Straight Into
- Highly Sought After Littleover Location
- Two Well Proportioned Rear Bedrooms
- Contemporary Fitted Kitchen With A Stylish Finish
- Bright And Welcoming Lounge
- Modern Shower Room With Walk-In Shower
- Private, Low-Maintenance Rear Garden With Decking And Patio
- Useful Garden Shed And Gravelled Areas
- Off-Road Parking To The Front
- Excellent Access To Local Amenities, Derby City Centre And Major Road Links

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
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01332 411050
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MICKLEOVER

THE STUDIO

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