Park Lane

Littleover, Derby, DE23 6FX





This must be the perfect bungalow with plenty of space to entertain friends and family when they visit, extensive parking, garage and a charming private garden. Set in the perfect spot on a quiet street at the heart of Littleover old village with direct access to the shops.

£350,000

No chain

John German

When people talk about downsizing, they want the same size rooms, just fewer of them and they want to be within walking distance of great amenities and transport links but be tucked out of the way in a quiet spot, and this bungalow really does tick every box.

Entrance to this attractive home is via a recessed storm porch with a uPVC double glazed entrance door and a matching side panel opening into a wide welcoming entrance hall with two extremely useful built-in storage cupboards and doors leading off to the rest of the accommodation. The main living room is a generous size with large bow window overlooking the front garden and a second window to the side ensuring the room is filled with natural light. A living flame gas fire forms the focal point for the room with stone surround and plinths on either side.

The kitchen is fitted with an extensive range of base and eye level units with roll edge worksurfaces and matching upstands, tiled splashbacks, inset stainless steel sink unit with window above, integrated fridge and freezer, dishwasher, built-in eye level double oven and gas hob with extractor hood over. The kitchen is open plan to the dining room which in turn leads on to the conservatory, whilst off to the side is a laundry cupboard housing the washing machine and central heating boiler. The brick built conservatory is the ideal place to sit and enjoy a good book with lovely views of the garden, central heating, a tiled floor, fitted roof blinds and an entrance door onto the patio.

Moving back through to the opposite side of the bungalow where there are two excellent double bedrooms with fitted furniture and a very large bathroom complete with a five piece suite comprising low flush WC, bidet, pedestal wash basin, panelled bath and a separate shower enclosure. There is full height ceramic tiling, window to the rear, radiator and a heated towel radiator.

Outside, the property is set on a good sized plot well back from the road behind an extremely attractive front garden being mainly laid to lawn with mature herbaceous beds and borders. To the side is a long block paved driveway providing extensive parking and access to the detached single garage. To the rear of the house is a lovely sheltered and private rear garden again being mainly laid to lawn with herbaceous borders, a generous patio area and block paved paths. There is a timber shed and a courtesy door from the garden into the garage. To the rear of the garden is a secure gate which opens directly into the Co-op carpark on Burton Road and provides easy access to the parade of shops and to a great bus service to Derby Hospital, Derby city centre, Mickleover village and beyond.

Littleover village centre has excellent range of local shops and amenities. These include a supermarket, Post Office, Birds bakery, petrol station, coffee shop, restaurants and a further range of retail outlets. This location is also well positioned for employment opportunities at Rolls-Royce, Toyota, Derby University and The Royal Derby Hospital. There is also swift access to the A38 and A50 leading to the M1 motorway and the main motorway network. The property also falls within the catchment area for the noted Littleover Community School and just a short walking distance from St Peter's Junior school. Private education is also within walking distance at Derby High School and Derby Grammar School for boys.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Drive & garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: Derby City Council / Tax Band D
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/27102026

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AWAITING EPC MEDIA

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Agents' Notes

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