



Leslie Close, Littleover Derby DE23 4AW

welcome to

Leslie Close, Littleover Derby

An extended and well-presented three-bedroom detached family home occupying a generous plot in Littleover, featuring an open-plan kitchen/dining/living room, WC, utility room, family bathroom, ample off-road parking, garage and a beautifully landscaped rear garden backing onto open green space.



Entrance Hall

Providing access to a ground floor WC, utility room, the kitchen/living/dining room, and stairs rising to the first floor.

Wc

Convenient ground floor WC, tastefully decorated, and fitted with a modern two-piece suite with vanity storage units.

Kitchen/Living/Dining Room

23' 9" max x 17' 6" max (7.24m max x 5.33m max) open-plan kitchen/dining/living room, forming the heart of the property and providing excellent space for modern family living and entertaining. The kitchen is fitted with contemporary units, generous work surfaces and integrated appliances, flowing seamlessly into the dining area with ample space for a dining table, with direct access to the rear garden. and the living area, which is modern and neutral, creating a perfect space to wind down.

Utility

11' 2" x 4' 8" (3.40m x 1.42m) Fitted with additional worktop space, sink and storage, with space and plumbing for additional appliances, and a door allowing external access.

Landing

Providing access to all first-floor rooms.

Main Bedroom

12' 6" x 9' 11" (3.81m x 3.02m)
A generous double bedroom with front aspect and fitted wardrobes.

Bedroom Two

9' 2" x 8' 10" (2.79m x 2.69m)
A well-proportioned bedroom with front aspect, and the added benefit of a separate dressing room.

Dressing Room

6' x 4' 4" (1.83m x 1.32m)
Ideal for wardrobe storage and additional bedroom organisation, fitted with hanging rails and finished with spotlights to the ceiling and a mains electrical socket for appliances.

Bedroom Three

11' 5" x 8' 1" (3.48m x 2.46m)
A comfortable double bedroom with fitted wardrobes, suitable for a child's room, guest room or home office, overlooking the rear garden and green space beyond.

Bathroom

8' 2" x 7' 2" (2.49m x 2.18m)
Modern three-piece suite comprising bath with shower over, wash basin with vanity storage, and a WC.

Outside

To the front, the block-paved driveway provides ample off-road parking and access to the garage. The rear boasts a beautifully landscaped and enclosed garden, featuring paved seating areas, artificial lawn, planted borders, and a detached garden room/summer house. The garden backs onto open green space, creating a pleasant outlook. The space is perfect for entertaining, relaxing, and al-fresco dining during the summer months, and has the benefit of a shed for additional storage.

Local Area

Littleover is one of Derby's most popular residential suburbs, particularly favoured by families due to its excellent schooling options, strong community feel and wide range of local amenities.

The area offers supermarkets, independent shops, cafés, healthcare facilities and green spaces.

The location benefits from excellent public transport and road links, with easy access to Derby city centre, Royal Derby Hospital, the A38, A50 and M1, making it ideal for commuters.

Nearby countryside walks and recreational facilities further enhance Littleover's appeal.



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Leslie Close, Littleover Derby

- EXTENDED THREE-BEDROOM DETACHED FAMILY HOME WITHIN LITTLEOVER COMMUNITY SCHOOL CATCHMENT AREA
- SPACIOUS, OPEN-PLAN KITCHEN/LIVING/DINING ROOM
- GROUND FLOOR WC, SEPARATE UTILITY ROOM AND MODERN FAMILY BATHROOM
- WELL-PROPORTIONED DOUBLE BEDROOMS
- BLOCK-PAVED DRIVEWAY AND INTEGRAL GARAGE

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MVR109523 - 0003

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