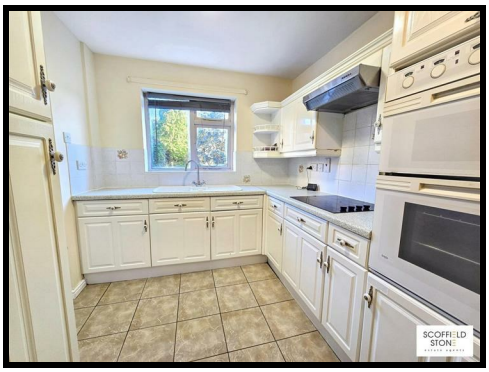
SCOFFIELD STONE
estate agents









53 Moorway Lane, Littleover, Derby, Derbyshire, DE23 2FR

£1,250 PCM

A well proportioned three bedroom detached home in popular Littleover, available to rent immediately. Offering two reception rooms, a breakfast kitchen, separate utility room and principal bedroom with en suite. With an integral garage, generous driveway and private rear garden, this comfortable home is conveniently positioned near local schools.

Council Tax Band: D, EPC Rating: D, Deposit: £1,440 and a holding deposit of £285 which will go towards the successful applicants first months rent.

Sales: 01283 777100
Lettings: 01332 511000
www.scoffieldstone.co.uk

53 Moorway Lane, Littleover, Derby, Derbyshire, DE23 2FR

FULL DESCRIPTION

Available now, this well proportioned three bedroom detached house to rent on Moorway Lane, Littleover, Derby, offers comfortable and versatile accommodation in an established residential setting. Providing approximately 112 square metres (1,203 square feet) of living space, the property combines two separate reception rooms, practical family facilities and generous outdoor space. With neutral décor throughout, an integral garage and off road parking, this appealing home is well suited to those seeking a conveniently located long term rental.

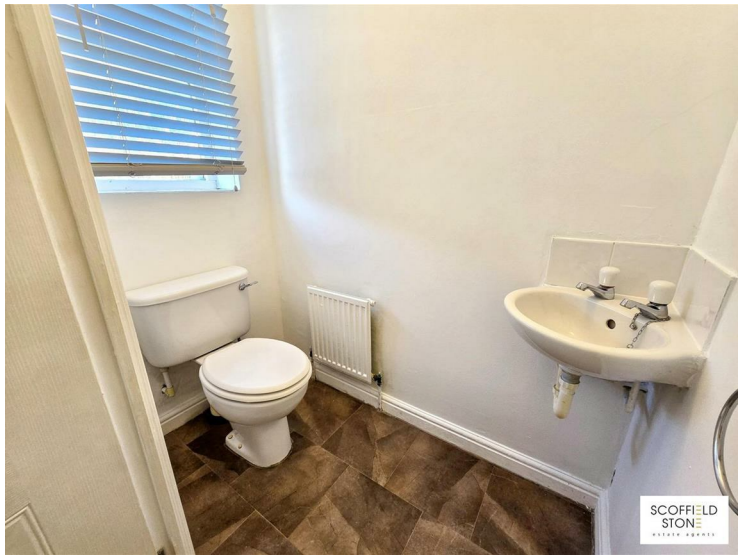
The ground floor features a welcoming entrance hall, guest cloakroom, comfortable lounge with bay window and feature fireplace, and a separate dining room with sliding patio doors opening onto the rear garden. A fitted breakfast kitchen is complemented by a separate utility room with garden access. Upstairs, three bedrooms provide flexible accommodation, with the principal bedroom benefiting from fitted furniture and an en suite shower room. A family bathroom serves the remaining bedrooms. Outside, the driveway accommodates approximately three vehicles, alongside an integral single garage. The enclosed rear garden features a paved patio, lawn, established planting and a useful garden shed.

Situated in the popular Littleover suburb of Derby, the property enjoys a convenient position close to Derby Moor Spencer Academy, with Griffe Field Primary School and other educational facilities nearby. Littleover Village provides a selection of shops, supermarkets, cafés, pubs and everyday amenities, whilst nearby bus services offer connections into Derby city centre. The A38 and A50 are accessible for journeys towards Burton upon Trent, Nottingham and the wider motorway network, making this a practical location for families and commuters alike.

Entrance Hallway

A welcoming entrance hall, featuring neutral décor and carpeting for a comfortable first impression. A wooden entrance door with partially obscured glazing provides access, whilst a radiator completes the space.

Guest Cloakroom/WC



Conveniently positioned on the ground floor, the guest cloakroom features ceramic tile effect cushion flooring and neutral décor. Appointed with a low flush WC and wall mounted wash hand basin with chrome hot and cold taps, the room also benefits from a front facing obscure double glazed window with wooden frame and a radiator.

Lounge



A comfortable and inviting reception room, enjoying plenty of natural light through an attractive front facing wooden framed double glazed bay window. The focal point is a traditional Adam style wooden fireplace housing a living flame gas fire, creating a welcoming setting for relaxation. Neutral décor and carpeting provide a versatile backdrop, complemented by wall lighting, television and telephone points, and a radiator.

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Dining Room



A dedicated dining room offering an ideal setting for family meals and entertaining guests. Neutrally decorated and carpeted, the room benefits from rear facing double glazed sliding patio doors, providing natural light and direct access to the garden. A radiator completes this versatile reception space.

Breakfast Kitchen



A practical and well appointed breakfast kitchen, offering a comprehensive range of white wall and base units complemented by stone effect roll edge worktops and tiled splashbacks. The kitchen features an inset composite sink with drainer, vegetable preparation bowl and chrome mixer tap, alongside an inset ceramic hob with extractor hood above and an integrated double electric oven. Ceramic tiled flooring provides a practical finish, whilst a rear facing wooden framed double glazed window allows natural light into the room. Neutral décor and a radiator complete the accommodation.

Utility Room



A useful separate utility room, providing additional storage and workspace away from the main kitchen. Fitted with white wall and base units, stone effect roll edge worktops and an inset stainless steel sink with drainer and chrome hot and cold taps, the room offers practical facilities for everyday household tasks. Further features include ceramic tiled flooring, neutral décor, a wall mounted Baxi boiler and a radiator. A rear facing wooden framed double glazed window and partially glazed uPVC door provide natural light and convenient access to the garden.

Stairs and Landing

A carpeted staircase rises to the first floor landing, which is neutrally decorated and benefits from natural light through a side facing wooden framed double glazed window. The landing provides access to the bedrooms, family bathroom and roof space, together with a useful airing cupboard housing the hot water cylinder. A radiator completes the space.

Bedroom One



A well proportioned principal bedroom overlooking the rear

garden through a wooden framed double glazed window. The room benefits from an extensive range of fitted bedroom furniture, including wardrobes with a bridging unit, matching dressing table and chest of drawers, providing generous storage without compromising valuable floor space. Neutral décor, carpeting and a radiator complete this comfortable bedroom.

En Suite Shower Room



Serving the principal bedroom, the en suite shower room is fitted with a three piece suite comprising a single shower enclosure with wetwall panelling and electric shower, pedestal wash hand basin with chrome mixer tap, and low flush WC. Complemented by tiled splashbacks, ceramic tile effect cushion flooring and neutral décor, the room also benefits from a side facing obscure uPVC double glazed window for natural light and privacy, together with a radiator.

Bedroom Two



A comfortable and well presented second bedroom, enjoying a front facing aspect through a wooden framed double glazed window. The room features a fitted wardrobe providing useful storage, whilst neutral décor and carpeting offer a versatile setting for a range of furniture arrangements. A radiator completes the accommodation.

Bedroom Three



A versatile third bedroom overlooking the rear garden through a wooden framed double glazed window. With neutral décor, carpeting and a radiator, this adaptable room could serve equally well as a child's bedroom, guest room or dedicated home office, depending on individual requirements.

Family Bathroom



The family bathroom is fitted with a three piece suite comprising a bathtub with chrome mixer tap and electric shower over, pedestal wash hand basin with chrome mixer tap, and low flush WC. Tiled splashbacks complement the neutral décor, whilst wood effect cushion flooring provides a practical finish. Front facing obscure double glazed windows with wooden frames allow natural light whilst maintaining privacy, and a radiator completes the room.

Outside

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Frontage and Driveway
The property enjoys an attractive frontage, featuring an established lawn alongside a tarmacadam driveway providing off road parking for approximately three vehicles. The driveway also provides access to the integral single garage, adding further convenience for homeowners and visitors alike.

Integral Garage
An integral single garage, accessed via a traditional metal up and over door and benefiting from both lighting and power. An internal connecting door leads directly into the utility room, offering convenient access to the main accommodation. The garage provides secure parking or useful additional storage space.

Rear Garden



A particular feature of the property is its enclosed and private rear garden, thoughtfully landscaped to create an appealing outdoor space for relaxation, gardening and entertaining. A paved patio provides an ideal setting for outdoor dining and seating, leading onto an established lawn bordered by well stocked herbaceous planting beds that add colour and seasonal interest.
A wooden potting shed offers practical storage for gardening equipment and supplies, whilst a gated side passage provides convenient access between the front and rear of the property. Combining privacy, established planting and usable outdoor space, the garden provides an enjoyable extension of the home throughout the warmer months.

what3words
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Material Information
Verified Material Information

Costs and tenure
Tenure: Freehold
Council tax band: D
EPC rating: D
Monthly rent: £1,300
Security deposit: £1,500
Holding deposit: £300

The building
Detached house, standard construction
3 bedrooms, 2 bathrooms, 2 receptions
Accessibility adaptations: None

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three good, EE great
Parking: Driveway, Garage, and Off Street
Not in a controlled parking zone
No disabled parking available

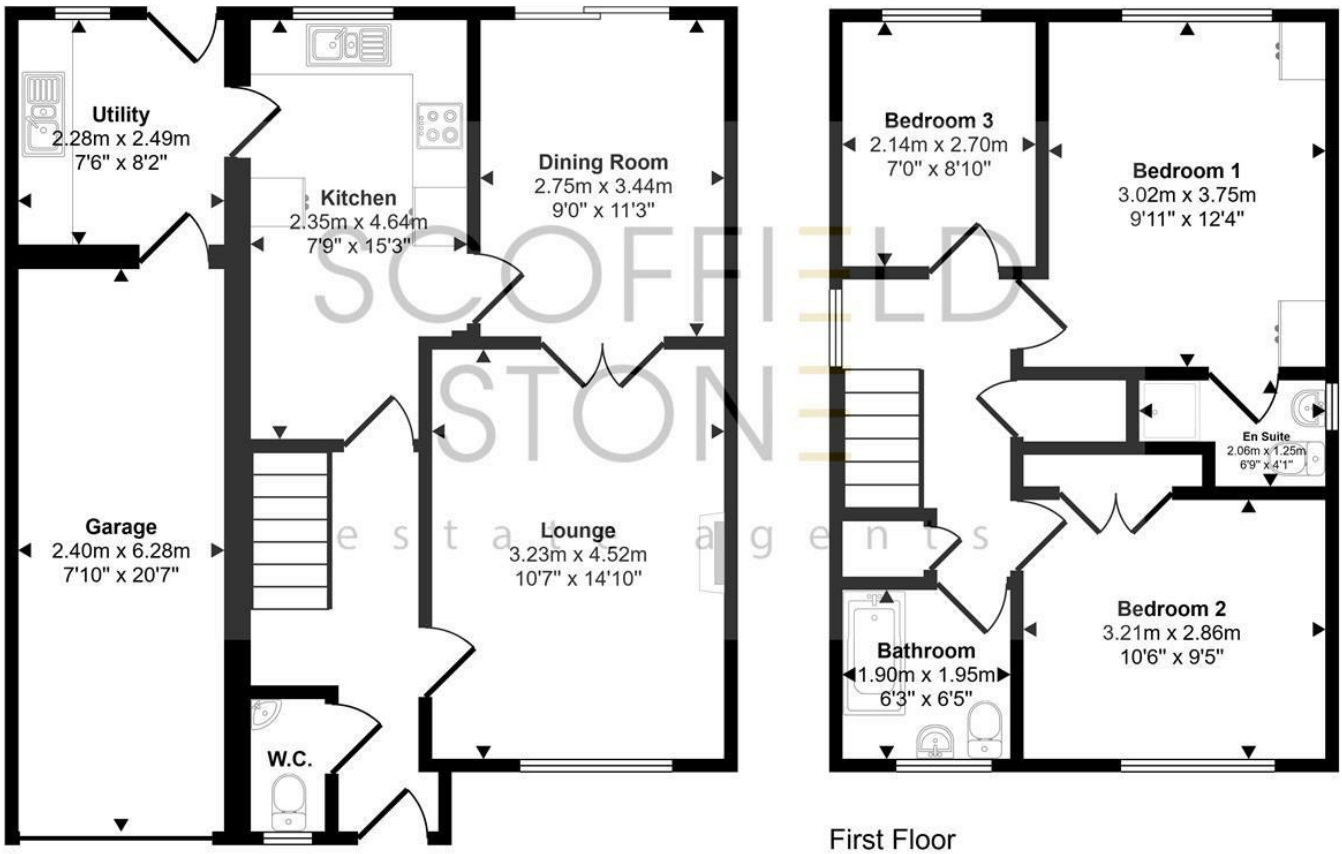
Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Title register restrictions (DY284992):
- The owner must not carry out any harmful, offensive, or illegal business or activities that cause a nuisance to neighbours.
- The property cannot be used as a pub, for the sale of alcohol, or as a place of public entertainment.
- There are further rules (covenants) contained in a 1993 Deed and a 1997 Transfer that the owner must follow.
- The owner has agreed to an 'indemnity covenant', which is a standard promise to follow existing rules and protect previous owners from any legal costs if those rules are broken.
No environmental risks recorded

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Disclaimer
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Approx Gross Internal Area
112 sq m / 1203 sq ft

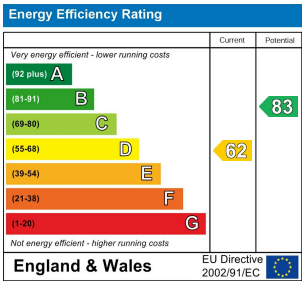


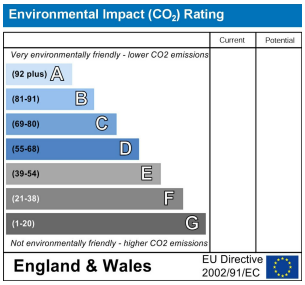
Ground Floor
Approx 68 sq m / 737 sq ft

First Floor
Approx 43 sq m / 466 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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