



15 Shepherd Street
Littleover
Derby
DE23 6GA

£995 Per Calendar Month

- Enjoying particularly attractive location close to the heart of Littleover village centre
- Grade II listed semi-detached
- Original sash windows
- Some double glazing
- Gas fired central heating
- Lounge with feature fireplace
- Dining kitchen
- Two double bedrooms
- Bathroom
- Allocated parking for two vehicles

SCARGILL
MANN & CO
EST. 1995

GENERAL INFORMATION

A traditionally styled Grade II listed period, semi-detached cottage enjoying a favoured location in the heart of Littleover village, which boasts a wide and varied range of local facilities, shops, restaurants and regular bus services to the city centre of Derby, within easy reach of the Royal Derby Hospital, Duffield Hospital and comprehensive schooling.

The property is available being part furnished and enjoys lounge with feature fireplace, dining kitchen equipped with many appliances included, two double bedrooms and a family bathroom.

Outside, there is a small neat garden laid mainly to lawn, patio and a variety of brick built stores, allocated parking for up to two cars.

LOCATION

The property is a short walk from Littleover village having an excellent range of shops within the old village centre plus schools at all levels together with Derby High School and Derby Grammar School for Boys.

There are excellent transport links with fast access on to the A38 and A50 leading to the M1 motorway.

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

With decorative Minton tiled floor, central heating radiator, stairs to the first floor off.

LOUNGE

3.75m x 3.86m (12'3" x 12'7")

With Adams style feature fireplace, with open cast iron insert, strip wooden floor, decorative picture rail, central heating radiator.

DINING KITCHEN

3m x 3.84m (9'10" x 12'7")

With wooden floor, inset sink unit and base cupboard beneath, range of base cupboards and work surfaces over, tiled surrounds, complementary wall mounted cupboards, dishwasher, gas cooker, fridge, washing machine all to be included within the let. Central heating radiator.

TO THE FIRST FLOOR





BEDROOM ONE

2.13m x 3.34m (6'11" x 10'11")

Wooden floor, central heating radiator and sash window.

BEDROOM TWO

3.89m x 3.15m (12'9" x 10'4")

Wooden floor, central heating radiator and sash window.

BATHROOM

With Minton tiled floor, pedestal wash hand basin, panelled bath with tiled surrounds and shower over, low level w.c. built-in airing cupboard with boiler providing domestic hot water and servicing the central heating system, central heating radiator.

OUTSIDE & GARDENS

Small patio area with access to three brick built stores, parking for two vehicles and a small lawned area.

DIRECTIONAL NOTE

from Derby proceed via the main Burton Road travelling to Littleover, upon entering Littleover village, take a turning left into Shepherd Street, then after approximately 50 yards, where number 15 is will be situated on the left hand side.

SPECIFIC REQUIREMENTS

The property is to be let part furnished. No smokers. Available from 5th October 2026.



PROPERTY RESERVATION FEE

One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. NO APPLICATION FEES!

DEPOSIT

5 Weeks Rent.

ADDITIONAL INFORMATION

Rent: £995 pcm

Holding Deposit: £229 (1 Week taken on application)

Security Deposit: £1148 (5 Weeks)

Council Tax Band: B – Derby City

EPC Rating: D

Property construction: Brick & Tile

Parking: Driveway

Electricity supply: MAINS –

Gas Supply: MAINS

Water supply: MAINS -

Sewerage: MAINS

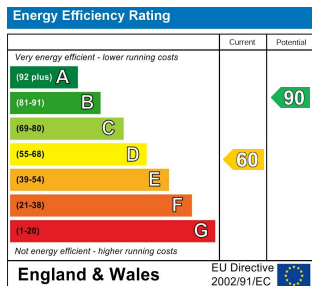
Heating: Gas Central

Broadband type: BT Openreach, please check Ofcom website.

VIEWING

Strictly by appointment through Scargill Mann & Co - Derby office 01332 206620.





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