



## **Hampton Lane, Derby, DE23 3BH**

**£220,000**

Great first time or investment purchase. This attractive two bedroom property which provides a modern interior with ground floor open plan living areas and a cloakroom WC. The first floor provides two good sized bedrooms and a bathroom with matching white suite. Outside the rear gardens are fully enclosed and there is private parking to the front of the property.

The property is conveniently close to a range of local amenities including various shops and primary school, together with regular bus services to and from Derby City Centre and beyond. There is also good access to all major roads, the motorway network, East Midlands Airport, Rolls-Royce, Alstom and the Royal Derby Hospital. The Highfields area of Littleover is very highly sought-after due to its easy access to local walks and open spaces.



# 18 Hampton Lane, Littleover, Derby, DE23 3BH

## ENTRANCE HALL

Storage cupboard, laminate flooring



## KITCHEN AREA 12'1" x 9'6" (3.7 x 2.9)

Fitted with a matching range of floor and wall units with integrated and free standing appliance



## LIVING ROOM AREA 20'11" x 12'9" (6.4 x 3.9)

Double glazed doors to rear gardens, open plan to kitchen area, laminate flooring

## CLOAKROOM WC

Low level wc, wash hand basin, tiled splashbacks



## FIRST FLOOR LANDDING

Loft Access, carpet flooring

## BEDROOM 12'9" x 9'10" (3.9 x 3.0)

Double glazed window, carpet flooring

## BEDROOM 11'5" x 8'6" (3.5 x 2.6)

Double glazed window, carpet flooring

## BATHROOM

Matching white bathroom suite, tiled surrounds



## OUTSIDE

Rear gardens laid to lawn, fully enclosed, Parking to front





