



LITTLEOVER LANE, LITTLEOVER, DERBY

PRICE £289,950

3 BEDROOM | 1 BATHROOM | 2 RECEPTION



WELCOME TO LITTLEOVER LANE

EXTENDED HOME WITH GENEROUS PLOT & DETACHED GARAGE – An extended, traditional 1930s three-bedroom semi-detached home occupying a generous plot, ideally situated on the edge of Littleover. The property has been enhanced by a full-width rear extension, creating a spacious kitchen that flows seamlessly into an open-plan living and dining area, with French doors opening onto the delightful south-facing rear garden.

Beautifully maintained throughout, the accommodation briefly comprises an entrance hallway, downstairs WC, a bay-fronted sitting room, and an impressive extended kitchen with open-plan living and dining space. To the first floor, the landing provides access to three well-proportioned bedrooms and the family bathroom.

Set well back from the road, the property benefits from a generous block-paved driveway providing ample off-road parking and access to a detached garage with an adjoining utility room. Occupying a particularly generous plot, the home also features an extensive enclosed rear garden featuring a paved patio and large lawned area.

THE DETAIL

The property is entered via a composite entrance door into a welcoming hallway with a staircase to the first floor, understairs storage, alarm keypad, and access to the principal ground floor rooms and downstairs wc.

To the front, the sitting room features a mahogany fireplace with a marble hearth and backplate, incorporating a coal-effect living flame gas fire and a box style bay window provides excellent natural light, while sliding glazed doors connect seamlessly to the main living room. This inviting space also benefits from an ornate feature fireplace. The living room also has open plan access to the extended dining area which is finished with engineered oak flooring and recessed LED downlighters, the dining area enjoys French doors opening onto the rear garden and continues through to the extended kitchen.

The kitchen is fitted with an excellent range of maple-effect units complemented by brushed stainless steel handles and roll-edge work surfaces. Integrated appliances include a stainless steel electric oven, gas hob and extractor, together with space for a fridge and freezer. Windows to the side and rear, along with a door to the garden, provide plenty of natural light.

Upstairs, there are three well-proportioned bedrooms, with the primary and second bedrooms both benefiting from fitted wardrobes. The family bathroom is appointed with a white three-piece suite including a bath with shower over.

Outside, a block-paved driveway leads to a detached garage with power and lighting. To the rear, the generous south-facing garden enjoys a raised paved patio, expansive lawn, mature shrub borders and enclosed fencing, creating an excellent outdoor space.

CB+CO





The Location

Littleover is one of Derby's most sought-after residential suburbs, offering an excellent range of independent shops, supermarkets, cafés and everyday amenities. The area is particularly popular with families and professionals thanks to its highly regarded schools, convenient access to the Royal Derby Hospital, Derby city centre and excellent transport links.

The property is within easy walking distance of Littleover Village, where there is a supermarket, post office, petrol station, a variety of local shops and regular bus services into the city centre.

Nearby leisure facilities include the Congregational Cricket Club, CURC Tennis Club on Brayfield Road, Littleover Tennis Club and Mickleover Golf Club.

Excellent road links provide swift access to the A38 and A50, connecting to the M1 motorway and the wider Midlands road network.

AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

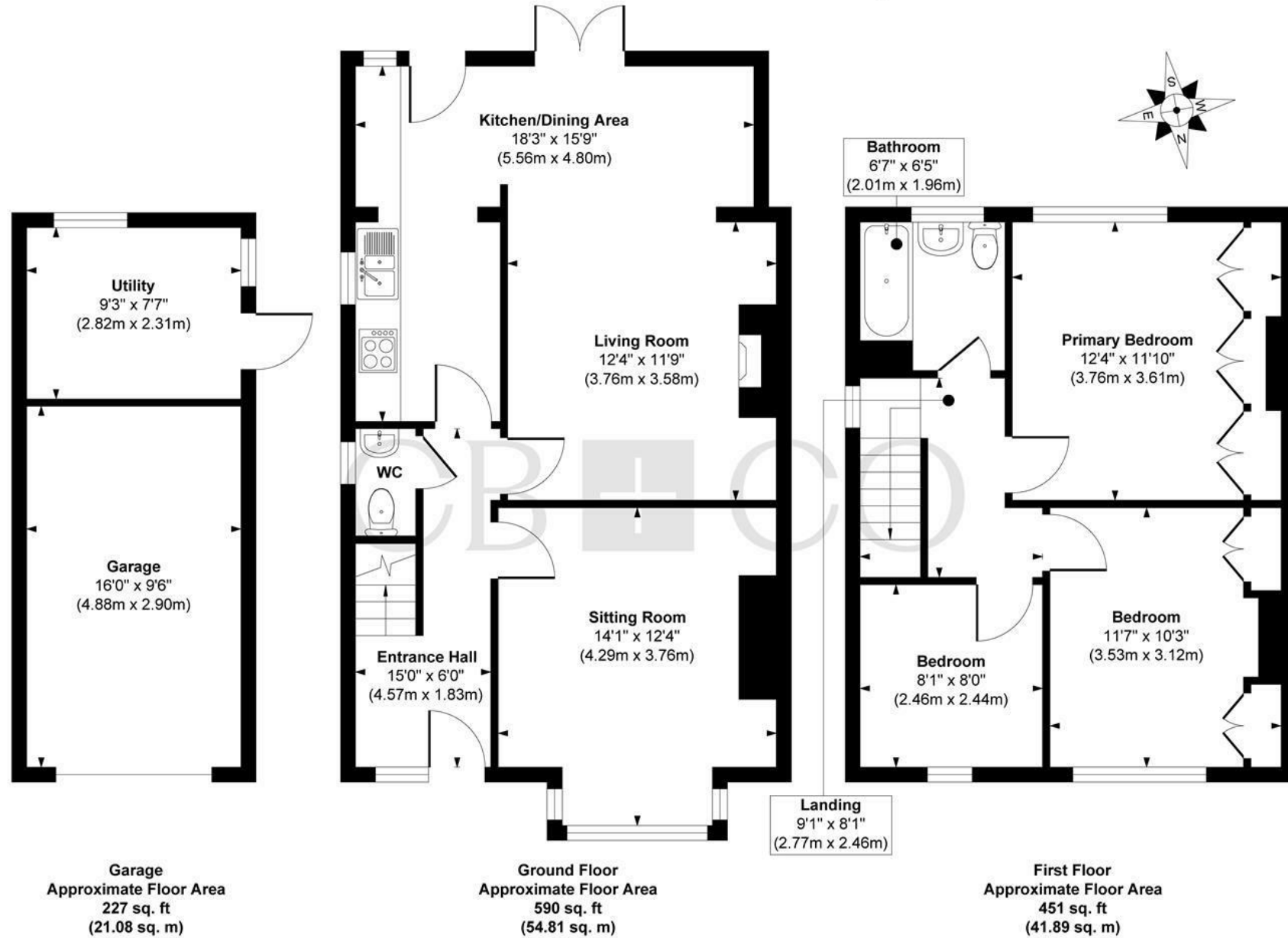








Littleover Lane, Littleover, Derby



Approx. Gross Internal Floor Area 1268 sq. ft / 117.78 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

1041.00 sq ft

EPC RATING

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COUNCIL TAX BAND

- Extended Traditional 1930's Style Semi-Detached Home
- Ideal for Young Family - Potential for Further Extension (Subject to Planning Consent)
- Gas Central Heating & uPVC Double Glazing
- Entrance Hallway, WC & Sitting Room with Bay Window
- Extended Kitchen with Open Plan Living Room & Dining Area
- Three Bedrooms & Bathroom
- Generous South Facing Rear Garden
- Block Paved Driveway, Single Detached Garage with Utility Room
- Derby Moor Academy Catchment Area
- Close to Excellent Local Shops & Amenities

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

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