



Limegate Mews
Littleover Derby



Property Description

This well presented 3 bedroom semi-detached property in the sought after location of Littleover. Limegate mews is in close proximity to wide range of local amenities such as; schools , shops , major road links, bus routes and benefits from easy commute to town , hospital and the university. In brief the property comprises of; large entrance hallway with W/C, kitchen , lounge and orangery. To the first floor are three well proportioned bedrooms and family bathroom. Outside to the rear is a low maintenance garden with mature shrubs and the the front is a low maintenance front garden with steps down to the parking which is two covered parking spaces. This property needs to be viewed to fully appreciate what it has to offer.

Entrance Hallway

The open hallway, has laminate flooring , radiator , stairs leading to the first floor and ground floor W/C with low level W/C , wash hand basin, frosted UPVC window to the rear.

Kitchen

The fitted kitchen is situated to the front elevation with a variety of matching wall and based units with counter tops over , double sink and drainer unit , integrated oven and hobs , extractor fan over , plumbing for washing machine, integrated slim line dishwasher, integrated fridge freezer, tiled flooring and radiator to the rear elevation.

Lounge

Situated to the rear elevation this large lounge has a feature gas fire with surround to the left hand elevation , two hide away doors at the rear leading to the orangery, spot lights to the ceiling with side lights in the chimney recess , carpet flooring an radiator.

Orangery

Located off of the lounge the orangery benefits from a large skylight , vertical modern radiator , UPVC to the side elevations and bi-fold doors to the rear leading to the garden and laid with laminate flooring.

First Floor Landing

Laid with carpet flooring from the stairs and all the landing , wooden balustrade , loft access from the landing and doors leading to;

Bedroom One

This double bedroom is located to the rear elevation , with two UPVC windows to the rear with radiator below and laid with carpet flooring.

Bedroom Two

This double bedroom is located to the front elevation , with a UPVC windows to the rear with radiator below and laid with carpet flooring.

Bedroom Three

This large single bedroom is located to the rear elevation , with a UPVC windows to the rear with radiator below and laid with carpet flooring.

Family Bathroom

The four piece family suite comprises of ; a glass shower cubicle , panelled bath with mixer taps over , low level W/C, wash hand basin with mixer tap over , vertical towel radiator , frosted UPVC window to the rear and tiled flooring with partly tiled walls.

Outside

Front

To the front their is off road parking which benefits from a cover , then 12 steps leading to the front garden which is pebbled with some mature shrubs and has the property stand proudly back from path.

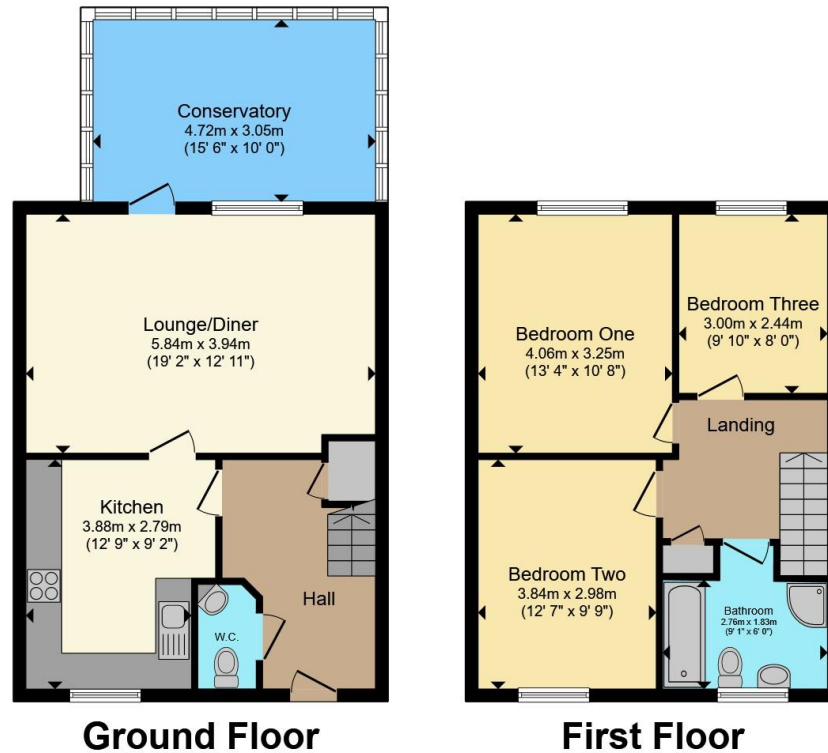
Rear

The secure private garden is secured with fenced boundaries and is of low maintenance with mainly patio and stoned areas with flower beds to the side with mature shrubs allowing the perfect space to enjoy the warmer months with friends and family.









Total floor area 108.1 m² (1,164 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Hall & Benson on

T 01332 555 945
E allestree@hallandbenson.co.uk

E7 Park Farm Centre Park Farm Drive
 DERBY DE22 2QQ

EPC Rating: C Council Tax Band: C

view this property online hallandbenson.co.uk/Property/ATR102804

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.hallandbenson.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ATR102804 - 0002