

Park Lane

Littleover, Derby, DE23 6FX



Charming chocolate box cottage in the heart of Littleover Old Village. Full of period features, with a cosy living room, breakfast kitchen, period-style bathroom, and large double bedroom. Walled courtyard and separate lawned garden.

NO CHAIN

£160,000

John German 

The cosy living room is located to the front of the cottage and features beamed ceilings and an exposed brick fireplace with a quarry tiled hearth, rustic wooden mantle and a plinth to one side with open shelving above. UPVC double glazed window to the front and a central heating radiator.

The breakfast kitchen is fitted with a range of matching base and eye level units with under unit lighting, roll edge worksurfaces, inset stainless steel sink unit with mixer tap, tiled splashbacks, integrated fridge and freezer, built-in oven with four ring gas hob and an extractor hood over. UPVC double glazed window to the rear, beamed ceiling, rear entrance stable door, fold down breakfast bar, built-in under stairs pantry/storage cupboard with latch door.

On the first floor stairs lead to a small landing with latch doors to the bedroom and bathroom. The bedroom is a generous double with a uPVC double glazed window to the front and a central heating radiator.

The large bathroom is fitted with a full three piece period style suite comprising pedestal washbasin, roll top claw foot bath, low flush WC. Polished wooden floor boards and a built-in over stairs cupboard, uPVC double glazed window to the rear.

Outside the property is set back from the behind a small frontage with a low boundary wall. Shared access is to the right hand side of the row leading to the rear garden which is mainly laid to lawn with mature trees and offering a good degree of privacy. To the rear of the property is a further, small fully enclosed, courtyard garden which is lovely and private as well.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: On road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: ADSL copper wire

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band A

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/08042026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB

01332 943818

derby@johngerman.co.uk

Agents' Notes

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