

3 Bed House - Semi-Detached

Price £259,950

 Littleover Lane, Derby, DE23 6JL



www.phillipsandco.co.uk | 01332 40 25 25

**Phillips
& Co**
EST. 2012
MY PAD GROUP

3 Bed House - Semi-Detached

£259,950

 Littleover Lane, Derby, DE23 6JL

A well cared for traditional three bedroom semi detached family home occupying a delightful and sizeable south westerly facing mature plot backing onto the local cricket ground. Situated in this sought after area and offering immense potential to improve / extend further (subject to planning consents), the property briefly comprises; entrance porch, reception hall, living room, dining room, fitted kitchen. On the first floor a landing leads to three bedrooms and bathroom with white suite. Outside is off road car parking and established gardens. The property is sold freehold. Council tax band B. Energy rating D.

Entrance Porch

Having UPVC double glazed entrance door. A UPVC double glazed door leads to the:-

Reception Hall



Having radiator and staircase to first floor.

Sitting Room 13'5" x 12'2" (4.1 x 3.72)



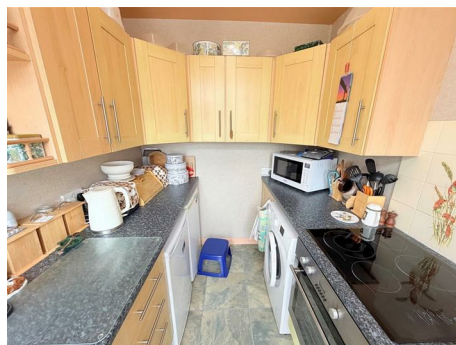
Having an exposed brick fire surround with coal effect living flame fire, television connection point, radiator and UPVC double glazed square bay window to front aspect.

Dining Room 12'9" x 11'9" (3.91 x 3.59)



Having a wall mounted gas fire, radiator and UPVC double glazed sliding patio doors giving views and access over the sizeable, private rear garden. An arch leads to the:-

Fitted Kitchen 9'0" x 6'5" (2.75 x 1.98)



Having a range of shaker style wall, base and drawer units, having inset black glass four ring hob with electric oven and grill, complimentary ceramic tiled splash backs, UPVC double glazed window, with an adjacent door to rear garden.

First Floor

Landing



With access to roof space (having pull down loft ladder, the loft being boarded and supplied with light) and UPVC double glazed window.

Principal Bedroom 12'5" x 11'9" (3.79 x 3.60)



Having built in wardrobe, radiator and UPVC double glazed window to rear aspect (offering delightful views over the cricket ground).

www.phillipsandco.co.uk | 01332 40 25 25

**Phillips
& Co**
EST. 2012
MY PAD GROUP

3 Bed House - Semi-Detached

£259,950

 Littleover Lane, Derby, DE23 6JL

Bedroom Two 11'6" x 10'5" (3.52 x 3.18)



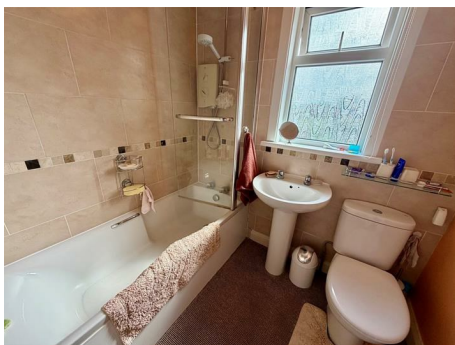
Having a radiator and UPVC double glazed window to front aspect.

Bedroom Three 7'11" x 7'11" (2.42 x 2.42)



Having a radiator and UPVC double glazed window to front aspect.

Bathroom



Having a white three piece suite comprising;

low centre flush wc, pedestal wash hand basin and panelled bath with Mira electric shower over, part tiled walls, chrome heated towel rail and UPVC opaque double glazed window to rear aspect.

Outside



The property occupies a delightful position at this popular residential address. To the front is an open plan lawned and shrubbed fore garden with adjacent concrete off road car parking space, together with a shared driveway. A wooden access gate to the side leads to the private south westerly facing mature rear garden, backing onto the cricket ground, laid to shaped lawns with deep filled mature shrubbed borders.



3 Bed House - Semi-Detached

£259,950

Littleover Lane, Derby, DE23 6JL



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

