

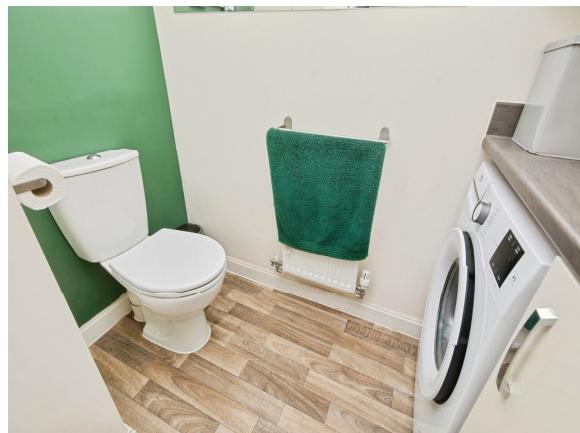


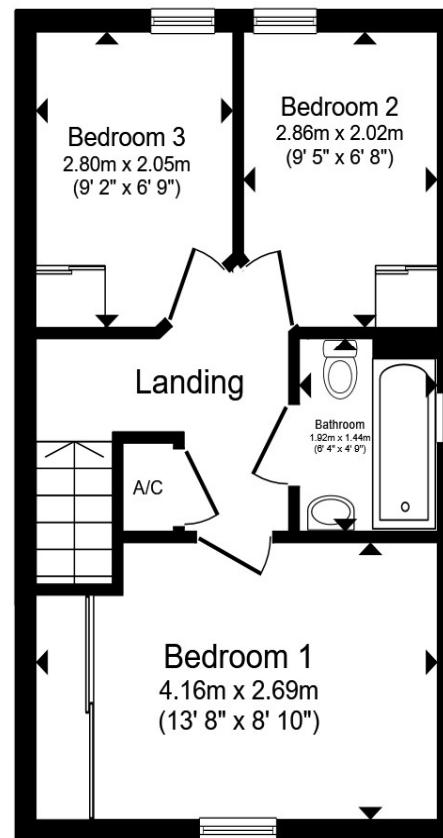
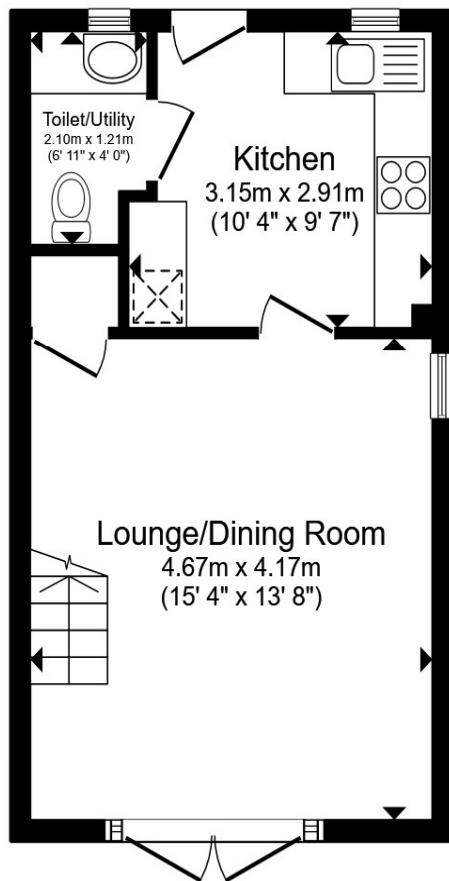
**Ludlow Road, Littleover Derby DE23 3AH**

**welcome to**

## **Ludlow Road, Littleover Derby**

A beautifully presented 3-bedroom semi-detached home in a modern Littleover development, offering a spacious layout, stylish interiors, a generous garden, and excellent access to schools and major road links. Perfect for families, first-time buyers, or investors.





**Lounge/Dining Room**  
15' 4" MAX x 13' 8" MAX ( 4.67m MAX x 4.17m MAX )

**Kitchen**  
10' 4" MAX x 9' 7" MAX ( 3.15m MAX x 2.92m MAX )

**Toilet / Utility**  
6' 11" MAX x 4' MAX ( 2.11m MAX x 1.22m MAX )

**Bedroom 1**  
13' 8" MAX x 8' 10" MAX ( 4.17m MAX x 2.69m MAX )

**Bedroom 2**  
9' 5" MAX x 6' 8" MAX ( 2.87m MAX x 2.03m MAX )

**Bedroom 3**  
9' 2" MAX x 6' 9" MAX ( 2.79m MAX x 2.06m MAX )

**Bathroom**  
6' 4" MAX x 4' 9" MAX ( 1.93m MAX x 1.45m MAX )

Total floor area 63.7 m<sup>2</sup> (685 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](http://www.propertybox.io)

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## Ludlow Road, Littleover Derby

- Modern 3-bedroom semi-detached home in a sought-after Littleover development
- Spacious lounge/diner with patio doors leading to the garden
- Well-equipped kitchen plus WC/utility room
- Good-sized garden with patio and lawn
- Excellent access to schools and major road links (A50, M1, A38)

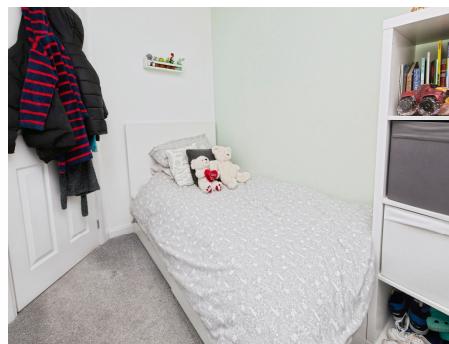
Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

**£250,000**

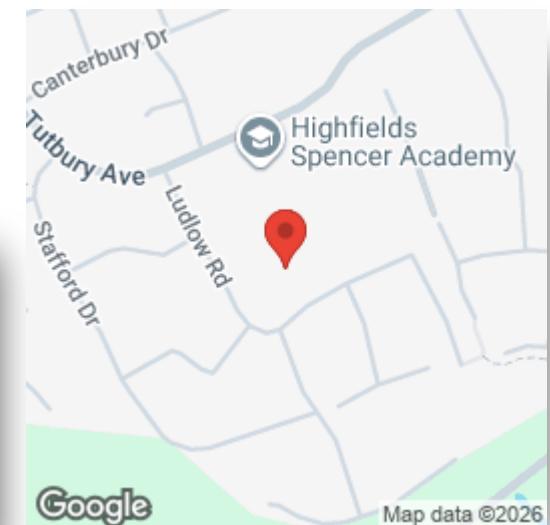


**view this property online** [bagshawsresidential.co.uk/Property/DBY121499](http://bagshawsresidential.co.uk/Property/DBY121499)

**This beautifully maintained three-bedroom semi-detached home** sits within a newly built residential development in the sought-after area of Littleover, Derby. Designed with modern living in mind, the property offers a bright and spacious layout, making it ideal for families, first-time buyers, or investors looking for a move-in-ready home. The ground floor features a well-equipped kitchen with built-in appliances and ample storage, alongside a convenient WC that also serves as a utility space. The generous lounge/diner provides a welcoming setting for everyday living and entertaining, complete with patio doors that open directly onto the garden.

Upstairs, you'll find three good-sized bedrooms and a contemporary family bathroom with an overhead shower. Outside, the property benefits from a nicely sized garden with both patio and lawn areas, perfect for relaxing or hosting family gatherings.

Littleover is a highly desirable location known for its excellent schools, friendly community feel, and easy access to major road links including the A50, M1, and A38. With local shops, parks, and amenities close by, it's a fantastic place to call home.



Please note the marker reflects the postcode not the actual property



Property Ref:  
DBY121499 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 **bagshaws residential**



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