

# Chain Lane

Littleover, Derby, DE23 4EA

John German







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Offers in Excess of £500,000

Contemporary home featuring an impressive double height entrance hall, large living dining kitchen, separate living room, four excellent double bedrooms, master ensuite. Highly regarded part of Littleover, set on a generous corner plot, potential to extend subject to the usual consents.

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Locality & Amenities - The property occupies a convenient corner plot just a short stroll from the Royal Derby Hospital and excellent range of amenities in Littleover village centre to include a supermarket, post office, petrol station and a further range of retail outlets. It is also just a short drive away from Mickleover Village Centre which also offers a good range of local amenities and there is swift access to the A38 and A50 leading to the M1 motorway and the main motorway network. The property also falls within the catchment area for the noted Littleover Community School and just a short walking distance from Wren Park Primary school. Private education is also within walking distance at Derby High School and Derby Grammar School for boys.

To describe the property in more detail starting with the impressive double height entrance hall, filled with natural light with a timber and opaque double glazed entrance door and matching side panels, a large feature side window plus ceiling height windows to the front and side, oak flooring, stairs rising to the first floor galleried landing with turned spindle balustrade and understairs storage cupboard.

Off the hallway is a useful utility room with space for a washing machine and dryer, laminated rolled edge working surface with fitted base cupboard, slate effect ceramic tiled floor, tiled splash backs and ceiling extractor fan. Leading off is a guest's ground floor WC fitted with a contemporary two piece suite comprising; WC and wall mounted wash hand basin with ceramic tiled splash backs, contrasting slate effect tiled floor, wall mounted extractor fan and an opaque double glazed window to the front.

The lounge is located on the opposite side of the hallway featuring oak flooring and a window overlooking the front garden.

The large living dining kitchen overlooks the rear garden with French doors opening out onto the rear patio having been fitted with a range of natural oak shaker style fitted wall, base and drawer units with contemporary brushed chrome handles, laminated rolled edge working surfaces, complimentary ceramic tiled splash backs with contrasting slate effect tiled floor, integrated four ring electric hob with electric fan assisted oven and grill, integrated larder fridge, freezer and dishwasher, inset stainless steel sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap. There is plenty of space remaining for a generous dining table as well as a seating area with space for soft furnishings with a high window to the side.

Completing the ground floor accommodation is the study which also overlooks the rear garden and features oak flooring.

On the first floor a galleried landing has a turned spindle balustrade, access to roof space and a built-in airing cupboard. The master bedroom overlooks the rear garden and is fitted with a range of wardrobes whilst the en-suite is fitted with a modern three piece suite comprising; low flush WC, wall mounted wash basin and recessed tiled shower cubicle with chrome and glass bi-fold shower door, chrome mains fed shower, complimentary polished ceramic part tiled walls, ceiling extractor fan and a window to the rear.

There are three remaining excellent double bedrooms, two of which feature fitted wardrobes.

The family bathroom is fitted with a modern suite comprising; low flush WC, wall mounted hand basin, deep double ended panelled bath with chrome shower attachment and mixer tap over, a tiled shower cubicle with mains fed shower together with a chrome and glass shower cabinet and door, complimentary polished ceramic part tiled walls, window to the side.

The property occupies a sizeable south facing plot to the front of which is a generous lawned front garden with an evergreen boundary hedge. A block paved driveway provides extensive car standing space for approximately three/four cars (which has the facility to erect electric motorised gates with conduit for cabling already in situ). The integral brick garage has an up and over door, two double glazed windows, rear courtesy door into the rear garden and is supplied with power and light.

The south facing rear garden, is enclosed by a high brick wall together with close panelled fencing, being mainly laid to lawn with a Cotswold style patio area, specimen conifers, cold water tap, electric outside socket and garden lighting.

**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. It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:** Fibre

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 E

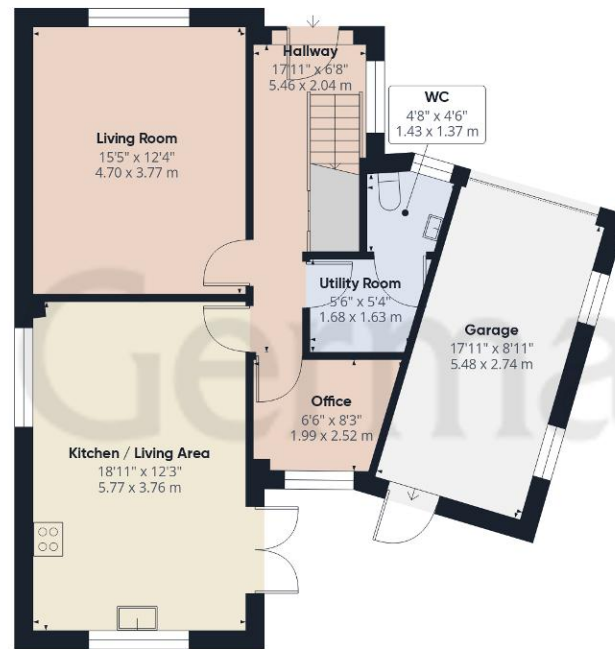
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/16102025

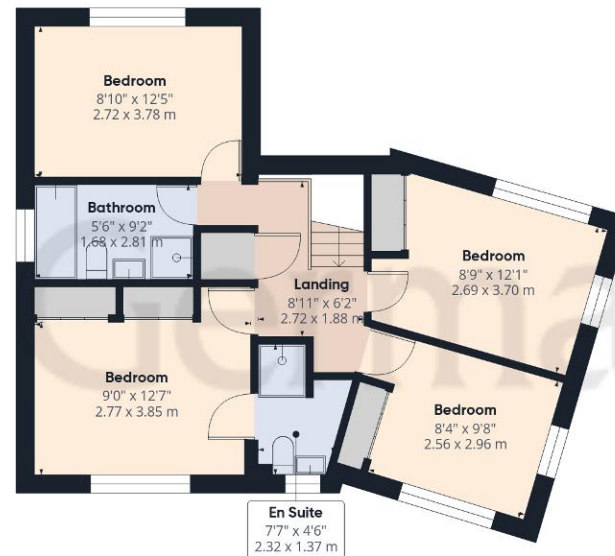
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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
 1403 ft<sup>2</sup>  
 130.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### Agents' Notes

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### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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