

## 102 Chain Lane, Littleover, Derby, DE23 4EB

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£1,100,000

Freehold

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- Magnificent 1930s, Five Bedroom Home
- Fabulous Plot Measuring Over Half an Acre
- Stunning, Well-Established Gardens
- Extensive Driveway & Detached Double Garage
- Superbly Appointed Living Accommodation
- Much Original Detail Throughout
- Highly Desirable Residential Location
- Close to an Excellent Range of Schooling
- Excellent Amenities & Transport Links Nearby
- Viewing Essential





## Summary

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This is a magnificent, 1930s built, five bedroom, detached residence occupying a fabulous plot measuring just over half an acre on highly desirable Chain Lane in Littleover.

The property has had just four owners since construction and offers an abundance of character as well as contemporary style living. The accommodation features a fabulous entrance hall with herringbone pattern flooring and staircase to first floor, cloak cupboard, lounge with feature fireplace and study off, dining room, fantastic orangery and seating area located off an incredibly high specification Charles Yorke breakfast kitchen. An inner lobby leads to a fitted guest cloakroom, utility and gym. To the first floor is an impressive, open galleried landing with stained glass window to front, principal spacious bedroom with fitted wardrobes, dressing room/high specification en-suite shower room off, three further bedrooms and a well-appointed bathroom with four piece suite. To the second floor there is an additional bedroom and two good sized attic spaces which provide potential for conversion (subject to necessary planning consents).

# F&C

**The Location**

The property's location on Chain Lane gives easy access to an excellent range of amenities in Littleover village centre. Excellent schooling can be found close at hand including Littleover Community school, Derby High and The Grammar school. There is easy access into Derby City centre. The property is close to major employers in the area including Rolls Royce, Toyota and JCB. Littleover also gives easy access to Kingsway retail park, the A38, A52 and A50.

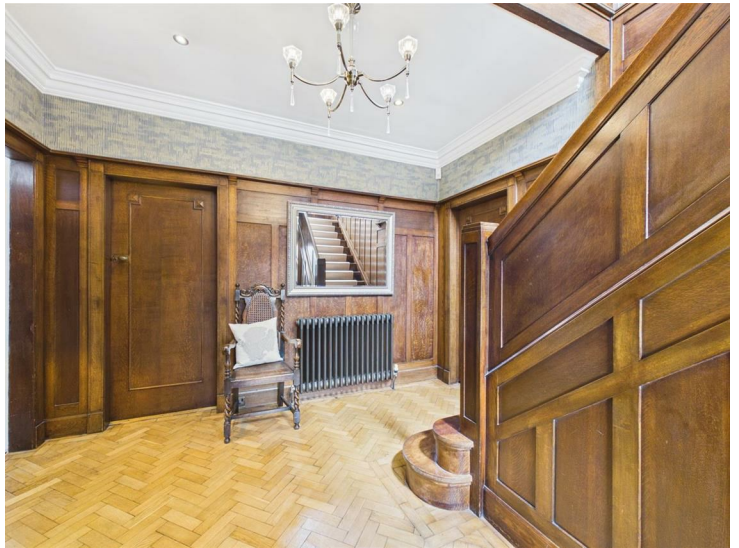
**Accommodation****Ground Floor****Recessed Storm Porch**

With panelled and stained glass entrance door with matching stained glass sidelights providing access to magnificent entrance hall.

### Entrance Hall

14'2" x 11'10" (4.33 x 3.61)

With herringbone patterned oak flooring, three quarter wood panelling to the walls, beautiful staircase to the first floor, central heating radiator, cove cornice, recessed ceiling spotlighting and panelled door to cloak cupboard.



### Cloakroom Cupboard

6'7" x 2'9" (2.02 x 0.86)

Having quarry tiled flooring and being an ideal space for coats and boots.

## Lounge

20'4" x 16'1" (6.21 x 4.91)

With the centrepiece being a recessed feature stone fireplace with impressive surround, raised slate hearth and cast iron log burner, two central heating radiators, decorative coving, two double glazed and leaded windows to side and double glazed French doors with leaded quarterlights to terrace/garden.



### Study

13'3" x 4'10" (4.05 x 1.48)

Having a period style central heating radiator and double glazed, leaded and stained glass windows to front and side.



### Formal Dining Room

16'11" x 13'5" (5.17 x 4.09)

Featuring a fireplace with decorative wooden surround, granite hearth and space for an electric fire and period style central heating radiator.



## Orangery

20'3" x 15'7" (6.18 x 4.77)

A fabulous addition to the accommodation is the stunning orangery sitting below a lantern roof with multiple double glazed picture windows overlooking the garden, French doors giving access to the terrace, a floor mounted log burner on a cast iron hearth and a feature tile floor with underfloor heating.



## Family Area

12'9" x 10'2" (3.90 x 3.12)

Offering a place to sit located just off the kitchen with central heating radiator, feature tile floor and stable door to side lobby.

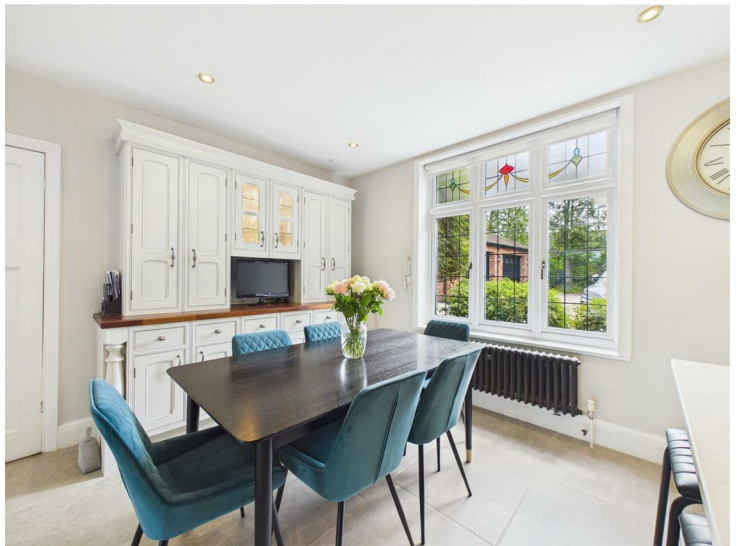


## Magnificent, Bespoke Charles Yorke Kitchen



### Dining Area

Comprising dining area with extended dresser with solid wooden worktop, fitted base cupboards and drawers, china display cabinet, period style central heating radiator, tile flooring, recessed ceiling spotlighting, entry phone intercom system to gates, double glazed and leaded and stained glass window to front.



### **Kitchen Area**

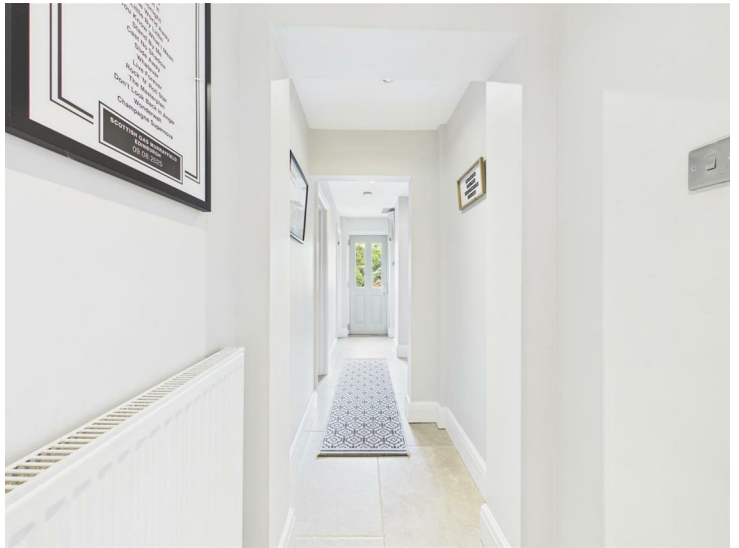
25'4" x 10'2" (7.73 x 3.12)

The centrepiece being a wonderful, quartz topped island extending to breakfast bar with fitted base cupboards, drawers and open shelving, matching quartz preparation surfaces with upstands and window sill, inset Belfast style sink with mixer tap, two tone fitted base cupboards and drawers, complementary wall mounted cupboards, wine storage and plate racking, Smeg induction hob, Samsung American style fridge freezer and wine fridge (all three available by separate negotiation), integrated dishwasher, recessed ceiling spotlighting and double glazed leaded window to front and under floor heating.



### **Inner Lobby**

With two central heating radiators and panelled and double glazed door to garden.



### **Fitted Guest Cloakroom**

6'6" x 5'5" (2.00 x 1.66)

With wood panelled walls and appointed with a period style suite comprising low flush WC, vanity unit with wash handbasin and cupboard beneath, towel radiator, recessed ceiling spotlighting and double glazed window to side.



### Utility

9'6" x 6'10" (2.92 x 2.09)

Comprising quartz worktop with matching upstands, ceramic sink unit with flexible mixer tap, fitted cupboards, appliance based suitable for washing machine and tumble dryer, central heating radiator, feature tile floor, two sealed unit double glazed Velux windows to side and internal panelled door to pantry.



### Gym

8'7" x 7'0" (2.63 x 2.15)

Having tile flooring and double glazed and leaded windows to side and rear.

### First Floor Landing

A stunning semi-galleried landing with feature wood panelled wall and balustrade, period style central heating radiator, dado rail, picture rail and feature stained glass window to front elevation.



## Principal Bedroom

21'6" x 15'0" (6.56 x 4.59)

An extremely spacious room with two central heating radiators, multiple sets of fitted wardrobes with downlighting, two double glazed windows to rear elevation overlooking the garden and twin panelled doors to luxurious en-suite.



**Luxury En-Suite Shower Room/Dressing Room**  
15'5" x 9'8" (4.71 x 2.95)



**Dressing Area**

Having useful fitted storage cupboards, dressing table, central heating radiator, recessed ceiling spotlighting and double glazed and leaded windows to side and rear.



### En-Suite Shower Room

Fully floor and wall tiled and appointed with twin vanity units incorporating ceramic sinks and drawers beneath, low flush WC, stylish walk-in shower cubicle with shower attachment, chrome towel radiator, recessed ceiling spotlighting and double glazed window to side.



## Bedroom Two

17'8" x 13'6" (5.39 x 4.13)

Featuring a fire surround, central heating radiator and double glazed and leaded window to rear overlooking garden.



### Bedroom Three

15'0" x 13'6" (4.59 x 4.12)

With feature fire surround, fitted wardrobe, desk and shelving, central heating radiator and double glazed, leaded and stained glass window to front.



### Bedroom Four

13'5" x 10'0" (4.09 x 3.06)

Having a central heating radiator, fitted wardrobe, recessed ceiling spotlighting and double glazed and leaded window to front.

### Superbly Appointed Bathroom

11'8" x 7'4" (3.57 x 2.26)

With tiling to the floor and partially to the walls and appointed with a stylish white suite comprising low flush WC, vanity unit with wash handbasin and drawers beneath, panelled bath, separate shower cubicle, ladder style radiator, recessed ceiling spotlighting and double glazed, leaded and stained glass window to front.



### Second Floor Landing

A small landing with roof lights.

### Bedroom Five

12'10" x 12'9" (3.92 x 3.89)

Having a central heating radiator and two double glazed windows to the rear elevation.



### Substantial Attic Spaces

Being ripe for conversion subject to necessary planning consents. There are two separate attic spaces to the 2nd floor which measure 5.95m x 3.70 and 7.6m x 3.9m.

## Outside

Without a doubt, the true feature of this sale is the fabulous, mature, private plot on which the property stands and measuring just over half an acre. Having pillared electric gates which leads to an extensive block paved driveway providing off-road parking for multiple vehicles and a detached double garage with power and lighting, EV charging point, twin up and over doors and external lighting.

To the rear of the property is a simply stunning garden which is divided into 3 substantial areas. The upper level features a two tier terrace with stone pavers and block paving. This is a prime position located just off the orangery and is ideal for enjoying outdoor dining or drinks with friends. Adjacent to this is an L-shaped lawn with wonderfully stocked borders containing mature trees, shrubs and flowering plants. Steps drop down to a substantial lawn expanse which is beautifully manicured and again features well-stocked borders to one side and neat hedging to the other. To the foot of the garden is a further section which is currently lawn but would lend itself for fruit and vegetable cultivation.



Council Tax Band F





Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area<sup>®</sup>

3774 ft<sup>2</sup>

350.5 m<sup>2</sup>

Reduced headroom

16 ft<sup>2</sup>

1.5 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360



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Council Tax Band: F  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	