



3 Bed House - Semi-Detached

33 Maypole Lane
Littleover
Derby
DE23 4BQ

£1,300

Fletcher
& Company

33 Maypole Lane
Derby
DE23 4BQ



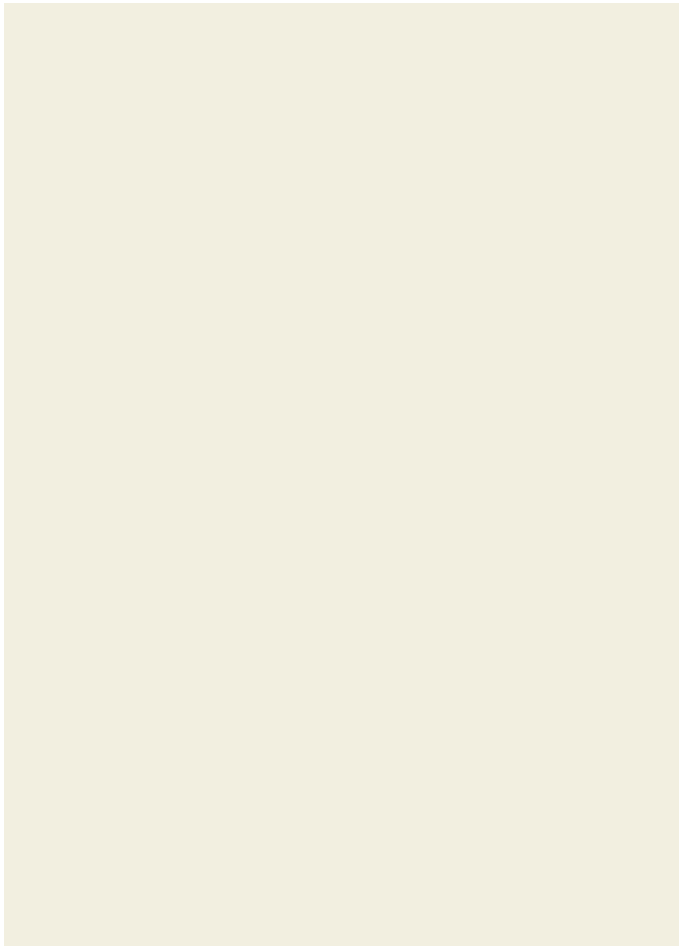
- Available Soon - End Of January 2026
- Three Bedroom Semi-Detached Property
- Driveway Parking & Detached Garage
- Good Sized Kitchen Diner
- Very Nice Living Room With Conservatory
- Groundfloor W.C.
- Two Double And One Single Bedroom
- Littleover School Catchment Area
- Quiet Location
- Close To Local Amenities & Great Road Networks

Available Soon - A nicely presented semi detached house offering three bedrooms, kitchen diner, conservatory, low maintenance garden, ample off street parking and garage, located within the current Littleover Community School catchment area. The property benefits from gas central heating and double glazing. To the ground floor there is a hallway, lounge with feature fireplace and a spacious kitchen diner. To the first floor there is a landing, three bedrooms and a family bathroom with a three piece suite in white. There is a presscrete driveway providing ample off street parking leading to the rear to the garage. To the rear there is an enclosed low maintenance garden.

Popular residential location with good access to the A38, local shops and within the current Littleover Community School catchment area.

Available at the end of January 2026 (Discuss the availability date with branch)

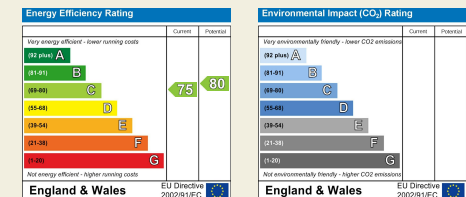




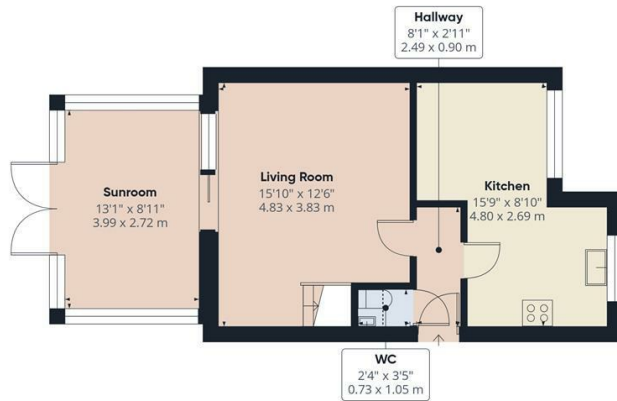
Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

T: 01332 843390

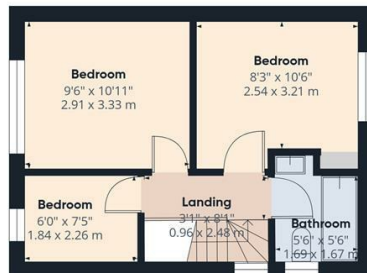
E: duffield@fletcherandcompany.co.uk
www.fletcherandcompany.co.uk



**Fletcher
& Company**



Floor 0



Floor 1

Approximate total area^m
794 ft²
73.7 m²

Reduced headroom
3 ft²
0.3 m²

(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

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.