



3 Bed House

36 Ludlow Road
Littleover
Derby
DE23 3AH

£1,495 Per Month

Fle

Fletcher
& Company

36 Ludlow Road
Derby
DE23 3AH



- An Amazing Three Bedroom Property In A Great Location
- Master Bedroom With En-Suite Shower Room & In-Built Wardrobes
- The Property Has Been Decorated Throughout & Offers Stylish Living
- Newly Landscaped Rear Garden With Artificial Grass
- Groundfloor WC/ Cloakroom
- Spacious Living Room
- Driveway Parking For Two Vehicles
- Additional Full Length Outdoor Dry Storage Providing Multiple Uses
- Amazing Open Plan Living
- Immaculately Presented

A Beautifully Presented Three Bedroom Semi Detached Home with En-Suite, Driveway & Newly Landscaped Garden.

This immaculately presented three bedroom semi detached home offers stylish, modern living in a popular residential location.

The accommodation briefly comprises a welcoming entrance hall with a convenient ground floor cloakroom, a spacious and comfortable lounge, and a superb open plan kitchen/dining room fitted with a range of integrated appliances, creating the perfect space for everyday living and entertaining.

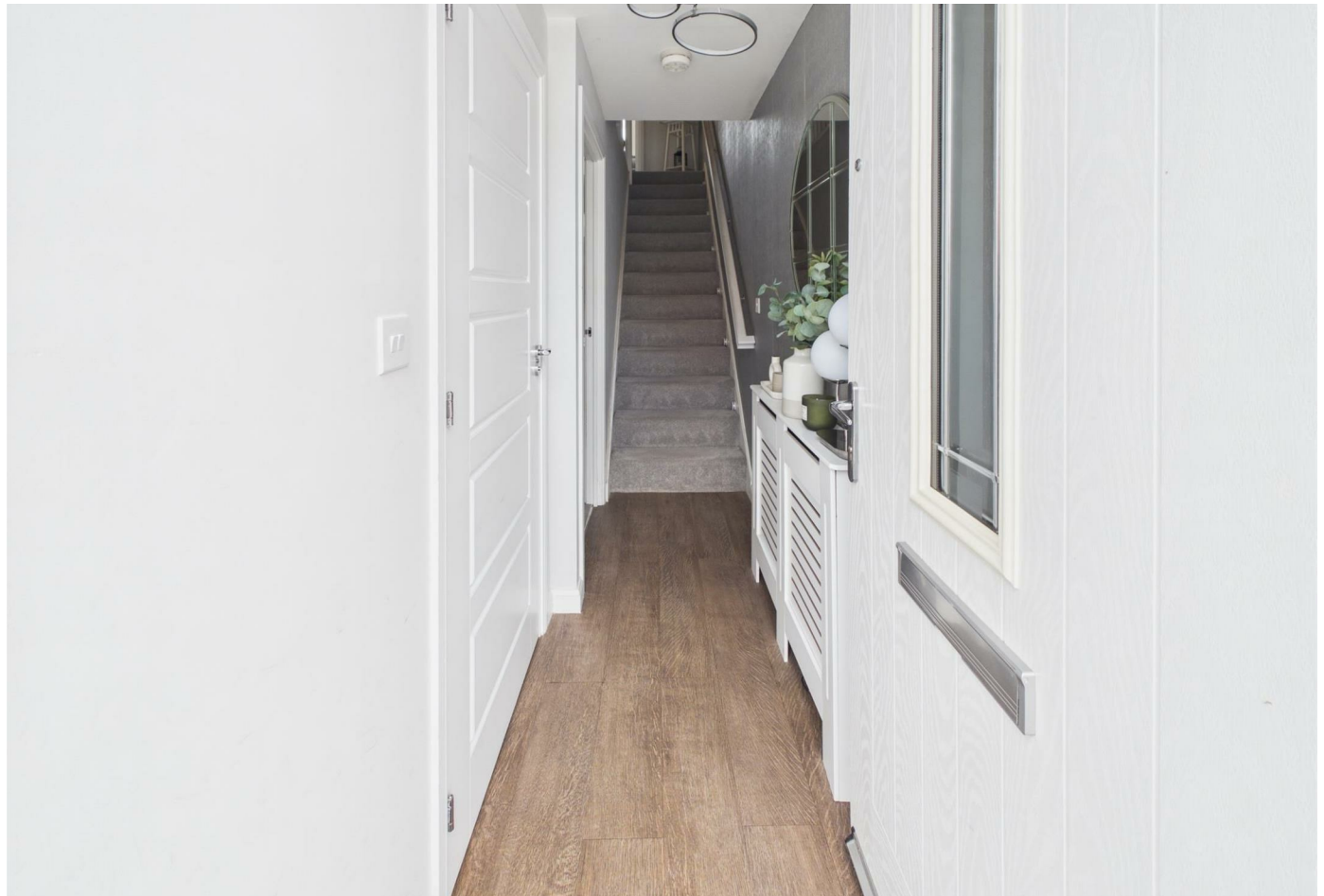
To the first floor are three well proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes and a contemporary en-suite shower room. A modern family bathroom, fitted with a white three piece suite, serves the remaining bedrooms.

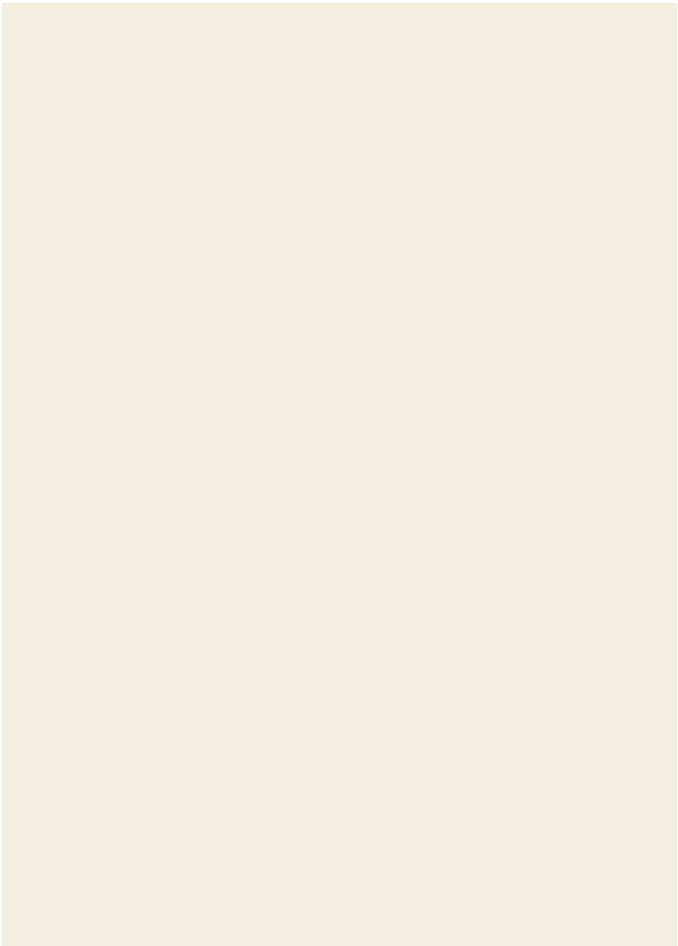
Externally, the property enjoys a driveway providing off road parking for two vehicles to the front. The generous enclosed rear garden has been thoughtfully landscaped for low maintenance, featuring a paved patio, attractive artificial lawn and a further paved seating terrace, offering an excellent space to relax or entertain. There is also a useful full length lean-to providing many uses and options.

Ideally situated with excellent access to the A38, the property is also conveniently located close to a range of local amenities, schools and transport links.

Early viewing is highly recommended to fully appreciate the quality of accommodation on offer.

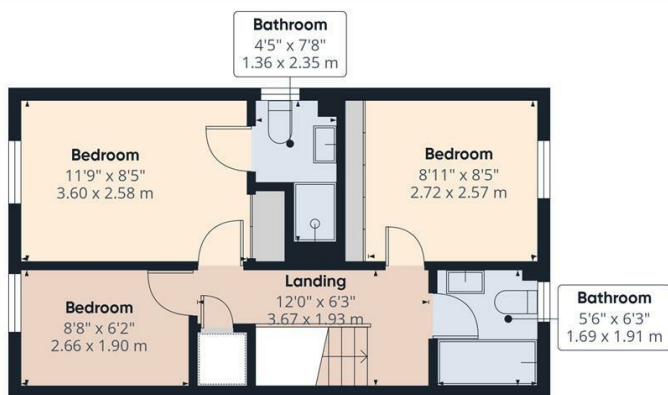
Move in date is subject to change – please discuss your requirements with the branch.







Floor 0



Floor 1



Approximate total area[®]
753 ft²
70.1 m²

(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.

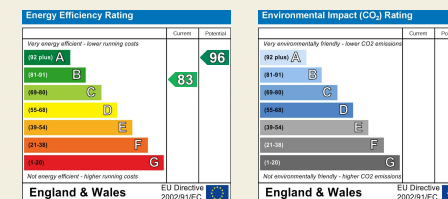
GIRAFFE360

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

T: 01332 843390

E: duffield@fletcherandcompany.co.uk

www.fletcherandcompany.co.uk



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.

Fletcher
& Company