

## 3 Lothlorien Close, Littleover, Derby, DE23 2RY

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Offers Around £465,000

Freehold

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- Sought-After Quiet Cul-de-Sac
- Ideal Family Home
- Hall & Fitted Guest Cloakroom
- Lounge, Dining Room & Conservatory
- Breakfast Kitchen with Utility off
- Principal Bedroom with En-Suite Bathroom
- Three Further Bedrooms & Bathroom
- Impressive Mainly Lawn Rear Garden
- Good Size Driveway & Double Garage
- Close to Excellent Amenities





## Summary

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A well-positioned, four bedroom, detached residence on a popular, quiet cul-de-sac location off Moorway Lane in Littleover.

The property features an entrance hall, cloak cupboard, fitted guest cloakroom, spacious lounge with bay window, separate dining room, conservatory and breakfast kitchen with utility off. The first floor accommodation features a principal bedroom with en-suite bathroom, three further bedrooms and a principal bathroom.

The property benefits from a good sized driveway to the front with lawn fore-garden, ample off-road parking and an attached double garage. To the rear of the property is a pleasant, mainly lawn garden with patio areas, herbaceous borders and timber fencing.

# F&C

## The Location

The property's location is a short distance from Littleover centre which offers a varied selection of amenities including nearby primary school and Derby Moor Spencer Academy, pleasant open countryside and easy access to principal transport links.

## Accommodation

### Ground Floor

#### Entrance Hall

14'3" x 6'5" (4.35 x 1.97)

A panelled entrance door provides access to hallway with central heating radiator, useful storage cupboards, decorative coving and staircase to first floor.

#### Fitted Guest Cloakroom

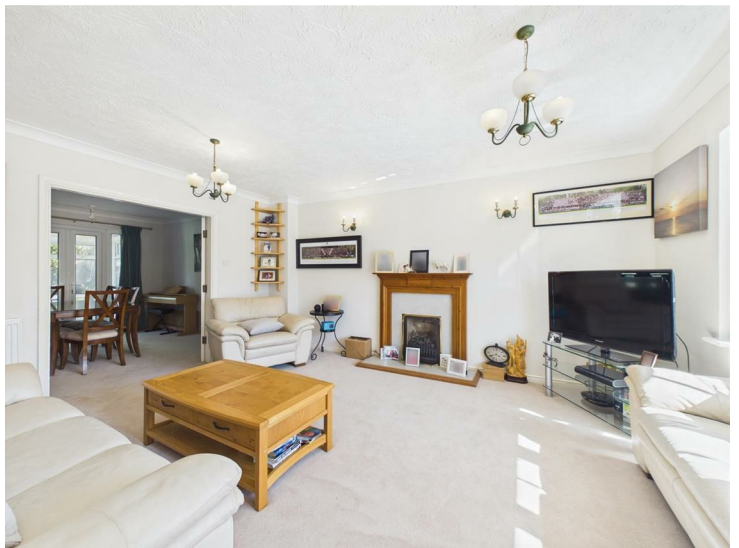
6'3" x 3'2" (1.93 x 0.98)

Partly tiled with a low flush WC, pedestal wash handbasin, central heating radiator and window to front.

#### Spacious Lounge

15'7" x 13'1" (4.75 x 3.99)

A very pleasant room with feature fireplace with decorative surround, raised hearth and interior and living flame gas fire, central heating radiator, decorative coving, box bay window to front and double doors to dining room.



### Dining Room

12'2" x 11'4" (3.72 x 3.47)

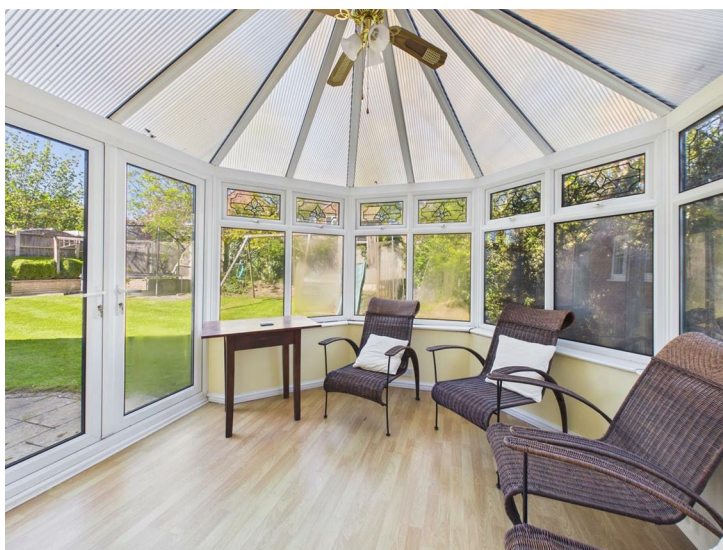
Having a central heating radiator, decorative coving and double glazed doors to conservatory.



### Conservatory

10'8" x 9'9" (3.27 x 2.99)

A brick based and double glazed construction with access to garden via French doors and a central heating radiator.



### Breakfast Kitchen

17'10" x 12'7" (5.44 x 3.84)



## Dining Area

Having a central heating radiator, decorative coving and window to rear.



### **Kitchen Area**

Comprising granite effect worktops with tiled surrounds, inset sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob, double oven, built-in dishwasher, appliance space suitable for washing machine, central heating radiator, decorative coving and window to rear.



### **Utility**

7'3" x 4'10" (2.23 x 1.48)

Comprising granite effect worktops, with tiled surround, inset sink unit, fitted base cupboard, appliance space suitable for washing machine, wall mounted boiler and double glazed door to side.



### **First Floor Landing**

13'7" x 6'7" (4.15 x 2.01)

A semi-galleried landing with airing cupboard and access to loft space.

### **Bedroom One**

12'7" x 10'5" (3.86 x 3.20)

Having a central heating radiator, decorative coving, fitted wardrobe and window to rear.



### **En-Suite Bathroom**

7'8" x 4'6" (2.35 x 1.39)

Partly tiled with a low flush WC, pedestal wash handbasin, bath with shower over, central heating radiator and window to side.



### **Bedroom Two**

12'10" x 9'10" (3.93 x 3.01)

With central heating radiator, fitted wardrobe, dressing table, storage cupboards overhead and window to front.



### Bedroom Three

11'4" x 8'11" (3.46 x 2.73)

Having a central heating radiator, storage cupboard, decorative coving and window to front.



### Bedroom Four

9'4" x 7'10" (2.86 x 2.40)

With central heating radiator, decorative coving and window to rear.



### Bathroom

7'8" x 5'4" (2.35 x 1.64)

Partly tiled and appointed with a low flush WC, pedestal wash handbasin, corner bath with shower over, central heating radiator and window to side.

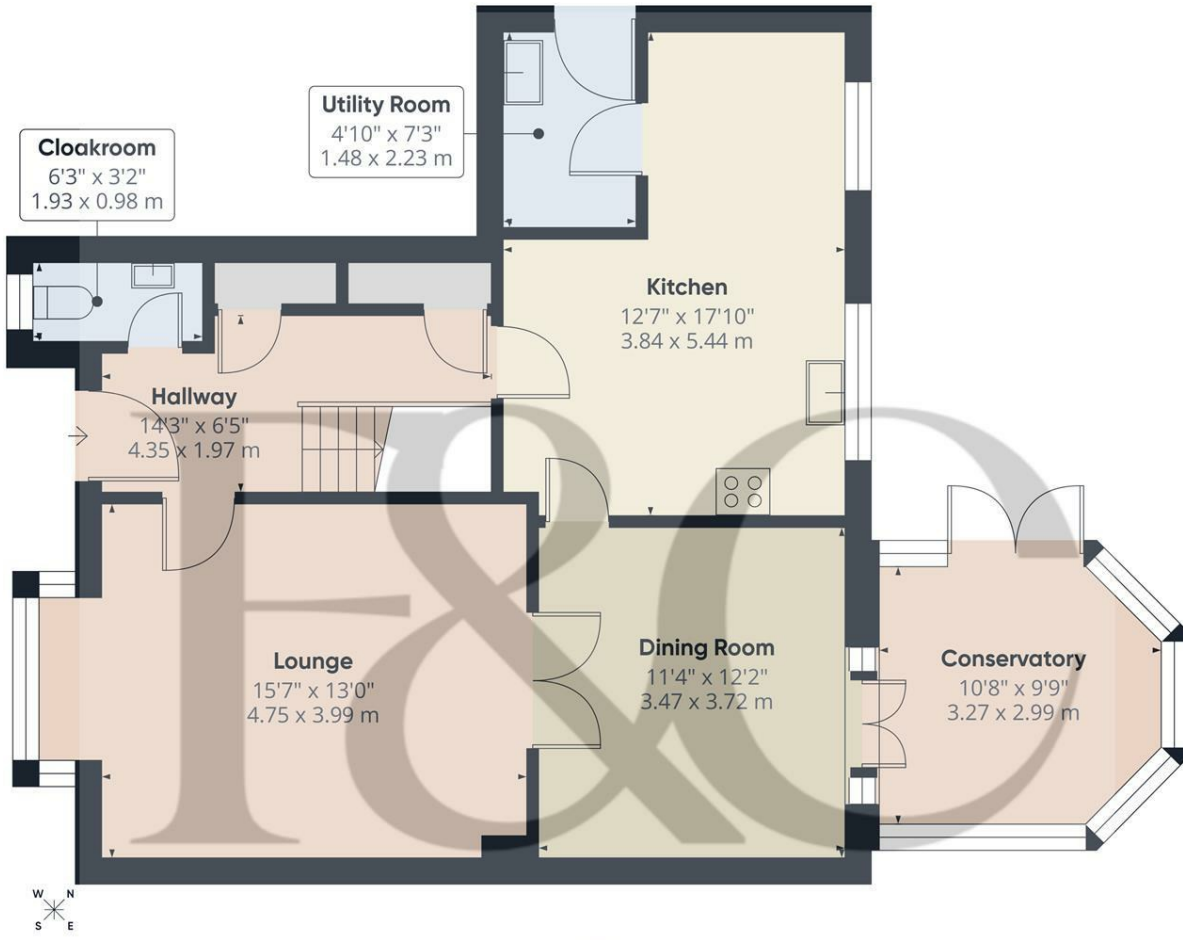


## Outside

The property is set back behind a lawn fore-garden with tarmac driveway giving access to an attached double garage. To the rear is a sizeable, mainly lawn garden with patio area and herbaceous borders.



**Council Tax Band E**



Floor 0

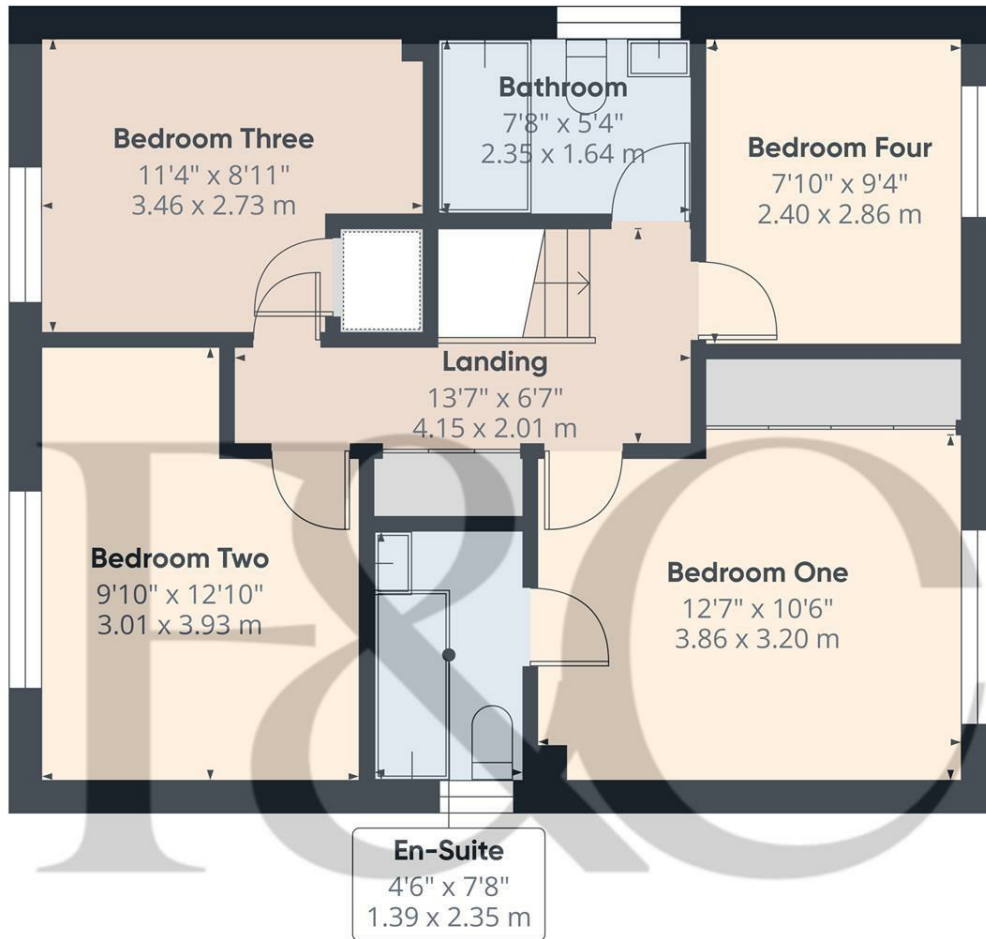
Approximate total area<sup>(1)</sup>

808 ft<sup>2</sup>  
75 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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Floor 1

Approximate total area<sup>(1)</sup>

560 ft<sup>2</sup>  
52.1 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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3 Lothlorien Close  
Littleover  
Derby  
DE23 2RY

Council Tax Band: E  
Tenure: Freehold



### Energy Efficiency Rating

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