

Fletcher & Company

60 Grosvenor Drive, Littleover, Derby, DE23 3UQ

75% Shared Ownership £165,000
Leasehold



- Independent Living for Over 55s
- Leasehold Property
- Driveway to Front
- Private, Enclosed Rear Garden
- Entrance Hall, Lounge/Dining Room
- Breakfast Kitchen
- Two Bedrooms
- Shower Room
- Excellent Opportunity
- Close to Local Amenities & Transport Links





Summary

This is a superbly presented, two bedroom, mid-terrace bungalow, aimed at the over 55s, sold on the basis of a 75% shared ownership.

The property provides low maintenance, easy living in a safe and quiet cul-de-sac. It benefits from fore garden and driveway to front. To the rear of the property is a very pleasant, private garden featuring patio, artificial lawn, woodchip borders, timber fencing and has a pleasant, open outlook.

Internally, the property has a spacious entrance hall, lounge/dining room, two bedrooms, a good sized breakfast kitchen and shower room.

F&C

The Location

Heatherton Village is a popular estate in Littleover which benefits from a bus service, parade of shops, easy access into Littleover Village Centre, close proximity to nearby garden centre in Findern as well as the A38 and A50.

Accommodation

Spacious Entrance Hall

20'1" x 3'5" (6.14 x 1.06)

A panelled and glazed entrance door provides access to spacious entrance hall with central heating radiator, oak flooring and two useful storage cupboards.

Lounge/Dining Room

13'8" x 11'0" (4.18 x 3.37)

Having a feature fireplace incorporating electric fire, central heating radiator and double glazed sliding patio door to garden offering pleasant views.

Breakfast Kitchen

12'5" x 7'8" (3.80 x 2.36)

Comprising granite effect worktop, tiled surround, inset stainless steel sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob with extractor hood over and built-in oven beneath, appliance space suitable for fridge freezer and washing machine, wall mounted Vaillant boiler, central heating radiator and double glazed window to front.

Bedroom One

13'1" x 11'1" (4.00 x 3.38)

With central heating radiator and double glazed window to front.

Bedroom Two

11'7" x 6'8" (3.55 x 2.05)

With central heating radiator and double glazed window to rear. There is a countertop incorporating appliance space beneath.

Bathroom

9'1" x 4'11" (2.77 x 1.51)

Comprising low flush WC, pedestal wash handbasin, good sized shower cubicle and chrome towel radiator.

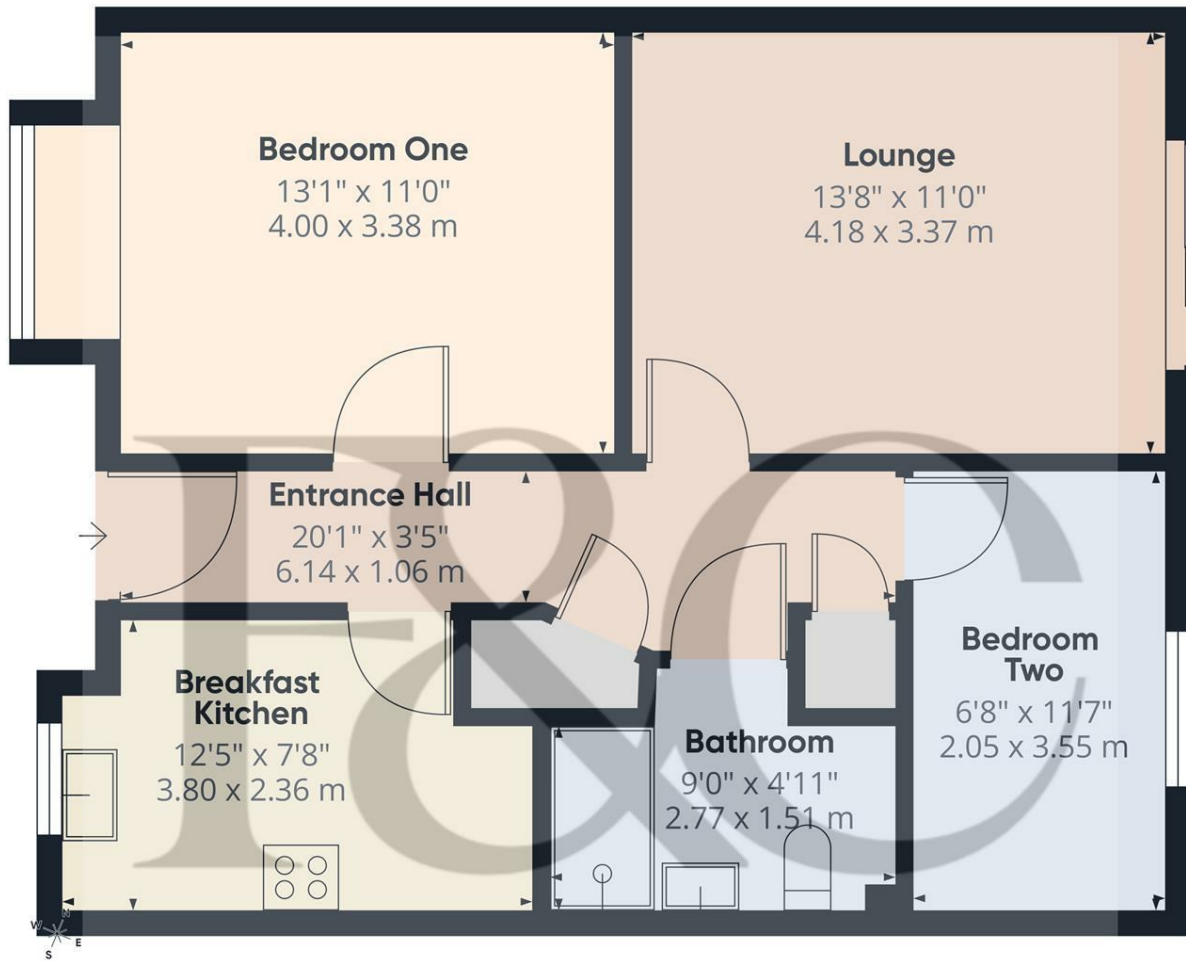
Outside

To the front of the property is a lawned fore garden and adjacent driveway providing off-road parking. To the rear is a very pleasant private garden with attractive open outlook, patio area, artificial lawn, woodchip border, close slat timber fencing and gate.

Tenure

Please note that the property is leasehold sold on a 75% shared ownership basis. We have been advised by the vendor that the property is subject to an annual fee of £1,227.41 which equates to £102.28 per month. This covers a care link alarm, British Gas service and buildings insurance. Please note the property is managed by Places for People. There are 104 years left on the lease.

Council Tax Band B



Approximate total area⁽¹⁾
604 ft²
56.1 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



Energy Efficiency Rating

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

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