



1 Lawn Heads Avenue
Littleover
Derby
DE23 6DR

£450,000

- Sought after location
- Many period features
- Storm Porch and Reception Hallway
- Guest Cloakroom
- Sitting room and Separate Dining room
- Fitted Kitchen
- Study
- Four double bedrooms
- Spacious attic room to the second floor
- Family bathroom with separate w.c.

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

An opportunity to acquire this light and spacious period residence offers gas centrally heated and double glazed living accommodation with a wealth of charm and character throughout.

Internally, the accommodation briefly comprises, feature reception hallway, guest cloakroom, sitting room, dining room, study, fitted kitchen, superb semi-galleried landing, four double bedrooms and a family bathroom with separate w.c., light and spacious attic room which could be converted to provide a further bedroom subject to the necessary planning consents.

Outside, there is a foregarden with driveway providing off road parking. To the rear and side are delightful gardens with outside w.c. Store to the rear of the car port.

LOCATION

The property's location provides ease of access to a nearby range of shops with further facilities in Littleover village centre including shops, supermarket, eateries, butchers, petrol station and regular bus services to Derby and Burton. The property is in close proximity of the ring road, Derby city centre and the Royal Derby Hospital. The property is also in the catchment for Littleover Community and Wren Park Primary Schools.

ACCOMMODATION

ON THE GROUND FLOOR

STORM PORCH

Well lit, leading to:

FEATURE RECEPTION HALLWAY

17'10" x 10'3"

Period fireplace, solid oak wall panelling, double radiator, stairs to the first floor, original wooden flooring, telephone point, sealed unit double glazed window to the front with matching entrance door.

GUEST CLOAKROOM

Comprising, low flush w.c., wall mounted wash hand basin, ceramic wall tiling, radiator, obscure double glazed window to the rear.

SITTING ROOM

15'0" x 13'6"

Feature Italian marble fireplace and hearth, upvc double glazed bay window to front and matching window to the side, double radiator.





DINING ROOM

14'10" x 10'5"

Feature fireplace, double radiator, sealed unit double glazed windows to side and rear.

STUDY

11'1" x 9'9"

Original Minton Parquet flooring and period Minton wall tiles, spacious and useful floor to ceiling cupboards, double radiator, serving hatch, upvc double glazed window to the front.

FITTED KITCHEN

10'11" x 9'1"

Fitted with a range of base, wall and drawer units with matching fronts with roll edge laminate work surfaces over, inset stainless steel sink unit with adjacent drainer with chrome mixer tap over, integrated electric oven with built in four ring gas hob, solid fuel aga, plumbing suitable for automatic washing machine, ceramic wall tiling, useful pantry with shelving, double glazed window to the rear, upvc double glazed and panel door to leading and matching window to the rear.

ON THE FIRST FLOOR

SUPERB SEMI-GALLERIED LANDING

Feature staircase, original oak wall panelling, obscure double glazed windows, radiator, doors off to all bedrooms and bathroom, access to:

MOST USEFUL ATTIC ROOM

Offering excellent potential, this could be converted to create a fifth bedroom (subject to the necessary planning permissions).



DOUBLE BEDROOM ONE

15'0" x 13'5"

Sealed unit double glazed windows to front and side, double radiator, telephone point.

DOUBLE BEDROOM TWO

14'11" x 10'6"

Radiator, sealed unit double glazed window to the side.

DOUBLE BEDROOM THREE

10'4" x 9'7"

Radiator, upvc sealed unit double glazed window to the front.

DOUBLE BEDROOM FOUR

10'11" x 9'5"

Radiator, built in floor to ceiling cupboard, sealed unit double glazed windows to front and side.

FAMILY BATHROOM

White suite comprising, pedestal wash hand basin, bidet, panel bath with period style mixer tap and shower attachment over and fitted shower screen, towel rail/radiator, built in cupboard housing the hot water cylinder and central heating boiler, obscure double glazed window to the rear elevation, ceramic wall tiling.

SEPARATE W.C.

Radiator, wall mounted wash hand basin, low flush w.c, ceramic wall tiling and obscure double glazed window to the rear.

OUTSIDE & GARDENS



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The property is set back from the road behind a manageable foregarden with ample off road parking leading to a useful carport and store. There is a garden to the side and also to the rear with useful store and gardener's w.c and storm porch.

COUNCIL TAX BAND

Derby City - E.

DIRECTIONAL NOTE

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From our Derby office proceed via Burton Road into Littleover village taking the eventual turning right into Lawn Heads Avenue where the property is located on the right hand side as denoted by our 'for sale' board.

VIEWING

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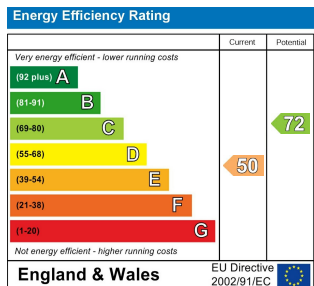
Strictly by appointment through Scargill Mann & Co - Derby office (APB/SE).



1 Lawn Heads Avenue, Littleover Derby, DE23 6DR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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