

# Normanton Lane, Littleover

aksresidential.com

Offers in excess of  
**£280,000**



This property at a glance:



1



3



1



4



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## Sam says:

"This is a great example of this type of property. The two reception rooms give great versatility, one being to the front with a large bay window and a feature fireplace and the one to the back which has been extended allowing space for a dining table and another sitting room! This then leads to the garden through patio doors. There are lovely glass double doors through to the great sized kitchen which also overlooks the beautiful garden. The hallway is spacious and light giving room for storage of shoes and coats. It also benefits from a downstairs WC under the stairs. Upstairs there are two fantastic size double bedrooms, one having the benefit of large fitted wardrobes. here is then a third single bedroom and a great size family bathroom. The real wow factor for me is the back garden, much larger than average for this style of house and has been fully landscaped. It has a large patio and areas of grass, at the bottom of the garden there is an outbuilding with electrics which would make a fantastic home office or gym. This really does make a lovely family home in Littleover."



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## Did you spot...

This fantastic home has a rear extension and a large garden



## A message from the seller:

"I have loved owning this house, the location for me has been great, being close to Littleover Village and easy access into Derby. The neighbours have all been fantastic and it is like a little community where everyone looks out for each other. I have ensured the standard of the interior has stayed high, continually updating so that it is immaculate for the next buyers to just move straight in. The garden is the highlight of this home as it is bigger than the surrounding properties and has plenty of storage in the outbuilding. I know that the next owners will be very happy here"





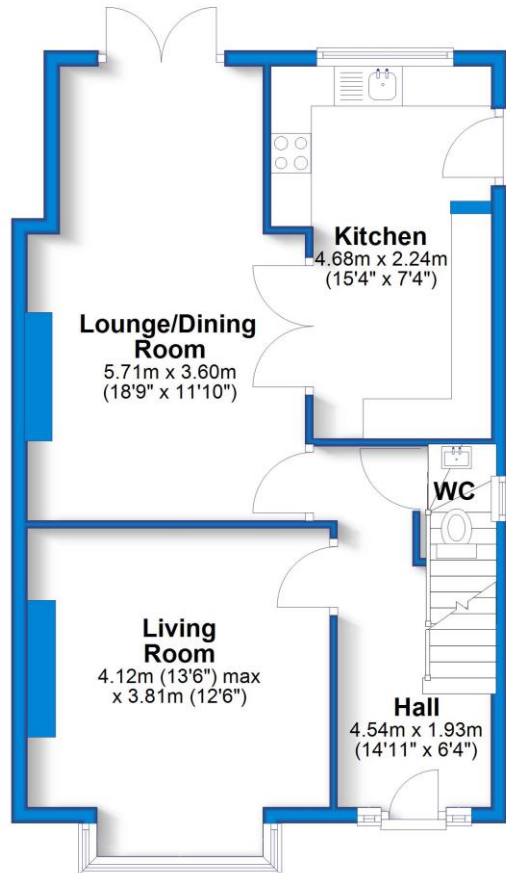
# Floor Plan



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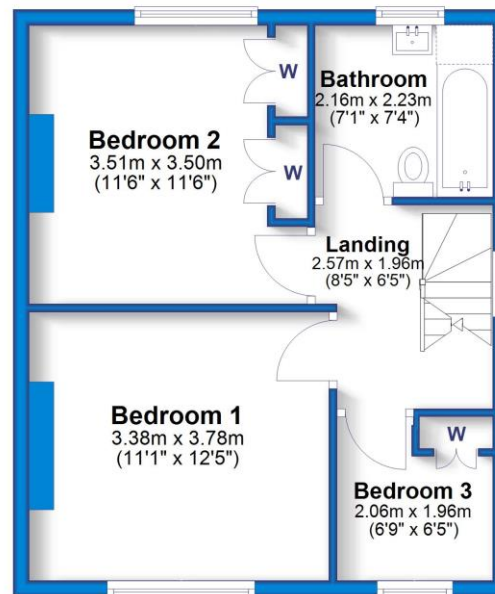
## Ground Floor

Approx. 55.2 sq. metres (594.6 sq. feet)



## First Floor

Approx. 40.8 sq. metres (439.1 sq. feet)



Total area: approx. 96.0 sq. metres (1033.7 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





300+ 5 star Google Reviews



## Key Features:

- FANTASTIC LOCATION
- LARGE GARDEN
- EXTENSION TO THE REAR
- EPC RATING D
- DRIVEWAY PARKING
- VERSATILE OUTBUILDING



## About the area:

A popular suburb of Derby, Littleover has plenty of local amenities around, from a Co-op, to local shops, takeaways and easy access to the main road links. Alongside the secondary School, Derby Moor has gym facilities, grass and artificial football pitches and tennis courts. With easy access to the public transport links which frequently run into the City Centre and to Royal Derby Hospital, it is just a short drive from the Ring Road.



## Schools:

Gayton Primary School is in the vicinity, with the secondary school being Littleover Community School or Derby Moor Academy in Littleover.



Don't miss out on the chance to own this incredible property!

To book a viewing  
with **Sam** call  
**01332 30 30 30**

[Click here](#) to watch the property video

