



## 11 Highfield Road, Littleover, Derby, Derbyshire, DE23 1DH

**£1,150 Per Calendar  
Month**



Situated in the heart of Littleover, this is a traditional and spacious three bedroom semi detached family home which benefits from gas central heating and double glazing.

**\*\*Please note the advert to state property currently undergoing full professional refurbishment. New internal photos coming soon. Viewings available from 1st July \*\***



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## £1,150 Per Calendar Month



### DIRECTIONS

Leave Derby city centre along Burton Road and proceed through the shops at Littleover. After the shops turn left onto Old Hall Road which becomes the Hollow which then becomes Blagreaves Lane. Turn left onto Willson Road and right onto Highfield where the property is clearly marked by our "To Let" board.

Set within the popular suburb of Littleover, the recently refurbished accommodation briefly comprises an entrance hall, bay fronted lounge, good sized rear dining room or second sitting room and a fitted kitchen with integrated oven and hob. To the first floor the landing leads off to two large double bedrooms and a third single bedroom along with a bathroom with three piece suite and shower over the bath. There is a separate WC.

The property benefits from re plastered walls, fresh décor and some new carpets throughout.

To the front of the property is a blocked paved driveway providing off road parking for two cars and a rear lawn garden with useful concrete storage shed.

Littleover is a highly sought after residential location being close to popular schools and local shopping facilities. The vibrant city centre of Derby with its wealth of bars, restaurants and the Derbion shopping centre is a short distance away and the property is perfectly positioned for ease of access to the ring road giving onward travel to the A50, A52 and M1 Corridor.

This property would ideally suit a family and should be viewed to be fully appreciated.

### ACCOMMODATION

Entering the property through double glazed front door into:

#### ENTRANCE HALLWAY

With step, laminate flooring, radiator, coving and steps rising to the first floor. Door leading to:

### LOUNGE

12' x 10'11" (3.66m x 3.33m)

General sitting room with double glazed front bay window and further double glazed side window, quick step laminate flooring, radiator and coving to the ceiling.

### DINING ROOM

11'11" x 10'10" (3.63m x 3.30m)

Good sized rear dining room or second sitting room with large double glazed window overlooking the garden, radiator and quick step laminate flooring.

### KITCHEN

15'1" x 6'6" (4.60m x 1.98m)

With a range of wall and base units and work surfaces with a one and a quarter sink with drainer, mixer tap and tiled splash backs. The room has a built in electric oven, gas hob and hood along with a wall mounted gas boiler. Plumbing for a washing machine and space for a fridge/freezer, tiled floor, double glazed door to the side elevation, under stairs pantry cupboard and double glazed side window.

### TO THE FIRST FLOOR

#### LANDING

With double glazed side window and doors leading off.

#### BEDROOM ONE

12' x 10'11" (3.66m x 3.33m)

Front double bedroom with radiator with front and side windows.

#### BEDROOM TWO

11'11" x 10'11" (3.63m x 3.33m)

Second double bedroom with radiator and double glazed rear window.

#### BEDROOM THREE

9'8" x 6'5" narrowing to 7'3" (2.95m x 1.96m narrowing to 2.21m)

Single third bedroom with radiator and double glazed side window.

## BATHROOM

6'9" x 6'5" (2.06m x 1.96m)

Three piece suite comprising shower over and screen, wash hand basin and WC, heated towel rail, extractor vent, tiled walls and flooring and a double glazed rear window.

## SEPARATE WC

With separate WC, coving to the ceiling, tiled splash backs and double glazed side window.

## OUTSIDE

To the front of the property is a block paved driveway providing off road parking and access to the entrance door. Side path and gate leading to the rear garden.

The rear garden is enclosed with a rear lawn and fencing to the boundary with access to a useful concrete garden storage shed.

## PLEASE NOTE

Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.



## Road Map



## Hybrid Map



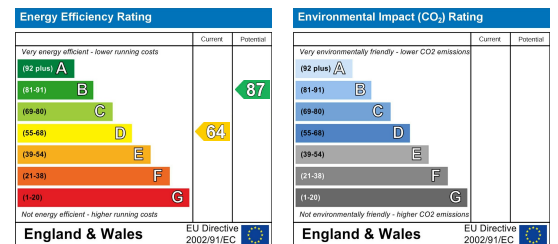
## Terrain Map



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.