



£190,000

New Lawn Road, Ilkeston DE7 5HE

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Traditional Semi Detached Home
- Lounge
- Dining Kitchen
- Ground Floor WC
- Three Bedrooms
- Shower Room
- Boarded Out Loft With Window Light
- Garden at the Rear

Property Description

Derbyshire Properties are delighted to offer this traditional semi detached home situated in Ilkeston Town Centre.

Main Particulars

Derbyshire Properties are delighted to offer this traditional semi detached home situated in Ilkeston Town Centre. The accommodation comprises: Entrance hallway, ground floor w.c, lounge, dining kitchen, three bedrooms and shower room boarded out loft with velux window, light and power. Outside there is a driveway to the front of the property which is of great benefit as most of the properties have parking permits to park on the road. At the rear there is a low maintenance paved garden.

Entrance Hallway

With double glazed entrance door with leaded and stained glass, radiator, laminate flooring, stairs leading up to the first floor landing.

Lounge

4.65m x 3.78m plus bay (15'3" x 12'5" plus bay) - With double glazed bay window to the front elevation with leaded and stained glass lights over, picture rail, radiator, timber fire surround with tiled inset and fitted gas fire.

Dining Kitchen

4.65m x 2.97m reducing to 1.96m (15'3" x 9'9") - With a range of wall, base and drawer units incorporating working surfaces over, fitted oven, hob and extractor fan, original pot cupboard, antique cooking range fireplace, two double glazed windows to the rear elevation, double glazed entrance door leading to the rear garden.

W.C

With low level w.c, leaded double glazed window to the side elevation.

Landing

With access to the boarded out loft space with ladder, velux window, light and power. Storage cupboard, leaded and stained glass double glazed window to the side elevation.

Bedroom One

3.84m x 3.05m (12'7" x 10') - With double glazed window to the front elevation, radiator, feature fireplace, laminate flooring.

Bedroom Two

3.05m x 3.05m (10' x 10') - With double glazed window to the side elevation, radiator, fitted wardrobe, laminate flooring.

Bedroom Three -

3.76m x 1.45m (12'4" x 4'9") - With double glazed window to the front elevation with leaded and stained glass lights over, double glazed window to the side, radiator.

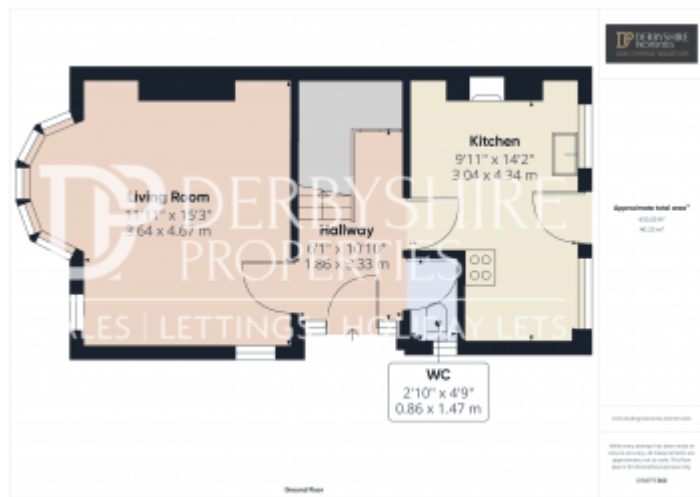
Shower Room

Comprising a three piece suite of walk-in shower with mains fed shower above, pedestal wash hand basin, radiator, double glazed window to the rear elevation, wall mounted combination boiler fitted in 2017.

Outside

Outside there is a driveway to the front of the property which is of great benefit as most of the properties have parking permits to park on the road. At the rear there is a low maintenance paved garden.






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		80
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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