

HoldenCopley

PREPARE TO BE MOVED

Longfield Lane, Ilkeston, Derbyshire DE7 4DX

Guide Price £275,000

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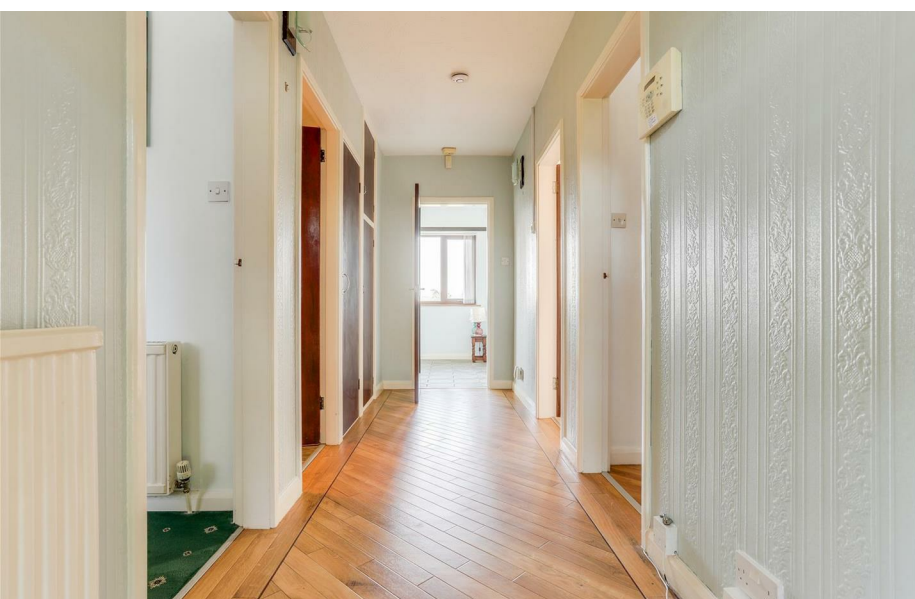
GUIDE PRICE: £275,000 - £300,000

NO UPWARD CHAIN...

This detached bungalow offers an excellent opportunity for buyers seeking a spacious single-storey home in a popular location. Being sold with no upward chain, it presents plenty of potential to create your perfect living space. The property welcomes you with a porch and entrance hall leading into a comfortable living room, featuring a fireplace and sliding patio doors that open into the conservatory — perfect for enjoying natural light year-round. The fitted kitchen diner provides generous space for dining and cooking, with direct access to a handy utility room. There are two double bedrooms, both benefitting from fitted wardrobes, and a well-appointed three-piece bathroom suite completes the accommodation. Outside, the front garden is designed for low maintenance with planted borders, established shrubs, courtesy and security lighting, and a driveway leading to the garage. Gated access at the side allows entry into the rear garden, which is tiered, enclosed, and easy to maintain. It includes a garden shed and is bordered by fencing, with various planted bushes adding to the appeal.

MUST BE VIEWED





- Detached Bungalow
- Two Double Bedrooms
- Living Room
- Conservatory
- Fitted Kitchen Diner & Utility Room
- Three-Piece Shower Room
- Garage & Driveway
- Enclosed Rear Garden
- No Upward Chain
- Must Be Viewed





ACCOMMODATION

Porch

4'8" x 2'3" (1.43m x 0.69m)

The porch has carpeted flooring, and double glazed doors opening to front garden.

Entrance Hall

17'7" x 4'7" (5.36m x 1.40m)

The entrance hall has wood-effect flooring, a radiator, two in-built cupboards, and a door providing access into the accommodation.

Living Room

16'2" x 11'10" (4.93m x 3.63m)

The living room has a double glazed window to the side elevation, a stone-effect feature fireplace with a tiled hearth, a radiator, coving to the ceiling, a TV point, carpeted flooring, and sliding patio doors opening to the conservatory.

Conservatory

9'4" x 7'3" (2.86m x 2.21m)

The conservatory has tiled flooring, a double glazed window surround, a Polycarbonate roof, and a door opening to the rear garden,

Kitchen/Diner

14'11" x 10'2" (max) (4.57m x 3.12m (max))

The kitchen/diner has fitted base and wall units with worktops, a stainless steel sink and half with a swan neck mixer tap and drainer, space for a freestanding cooker, a radiator, a recessed chimney breast alcove, space for a dining table, partially tiled walls, vinyl flooring, three double glaze windows to the rear and side elevation, and access into the utility room.

Utility Room

10'7" x 10'3" (3.23m x 3.14m)

The utility room has fitted base units with worktops, a stainless steel sink with a wan neck mixer tap and drainer, space and plumbing for a washing machine, a radiator, coving to the ceiling, a radiator, double glazed windows to the side and rear elevation, a door opening to the rear garden, and access into the garage.

Garage

18'4" x 11'3" (5.59m x 3.43m)

The garage has lighting, electrics, a radiator, a wall-mounted boiler, a window, a door opening to the the front garden and an electric door opening onto the driveway.

Bedroom One

11'11" x 11'11" (3.65m x 3.64m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, fitted wardrobes with sliding doors, and wood-effect flooring.

Bedroom Two

9'11" x 9'11" (max) (3.04m x 3.03m (max))

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, a fitted wardrobe with sliding doors, and carpeted flooring.

Shower Room

9'11" x 7'4" (max) (3.03m x 2.24m (max))

The shower room has a low level flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, recessed spotlights, access into the loft, an extractor fan, partially tiled walls, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a low-maintenance garden with courtesy and security lighting, planted borders with various established plants shrubs and bushes, a driveway with access into the garage, and gated access to the rear garden.

Rear

To the rear of the property is a tiered enclosed low-maintenance garden with a shed, various plated bushes, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band D

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

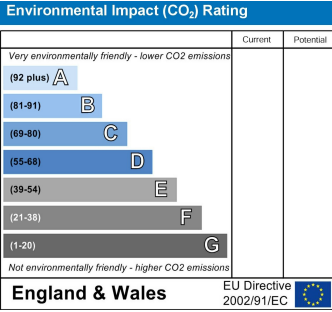
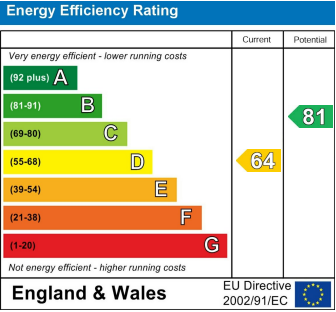
The vendor has advised the following:

Property Tenure is Freehold

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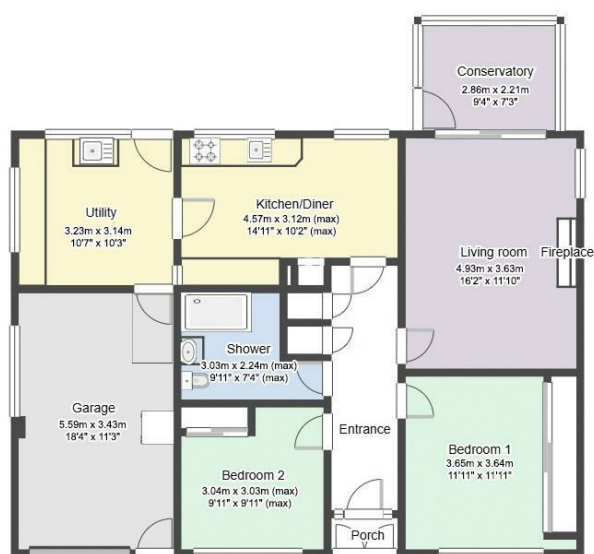
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

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