



40 Kensington Gardens
Ilkeston DE7 5NZ

£250,000



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Three bedroom extended family home with driveway parking. The property offers spacious living with lounge, extended dining room/family room, downstairs WC & fitted kitchen. On the first floor are three good size bedrooms & family bathroom. Outside is a delightful well kept mature rear garden, perfect for outdoor entertaining.

Ilkeston is a much sought-after market town centrally located half way between Nottingham and Derby in the borough of Erewash and has a wide range of facilities. Ilkeston boasts its own railway station and is just 15 minutes from both junction 25 and 26 of the M1 motorway and has fantastic public transport links. Both Nottingham City and the QMC Hospital are less the 30 minutes away.





Entrance Hallway

Double glazed door to the front elevation, stairs to first floor & radiator.

Inner Hall

Doors off, Storage cupboard & radiator.

Reception Room

12'0" x 10'5" (3.66m x 3.18m)

Double glazed window to the front elevation, brick built fireplace with electric fire & tiled hearth, beams to ceiling, spot light lighting, wall lights, TV point, two radiators & fitted carpet.



Lounge/Diner

19'1" x 10'6" (5.82m x 3.20m)

Double glazed patio doors to the rear elevation, wooden mantelpiece housing gas fire with stone hearth, beams to ceiling, TV point, two radiators & fitted carpet



Kitchen

10'2" x 8'2" (3.10m x 2.49m)

Double glazed window & door to the rear elevation, wall & base oak cabinets with laminate worktop over, composite sink & drainer with mixer tap, tiled surround, freestanding cooker with extractor over, radiator & tiled flooring.

Downstairs WC

4'0" x 2'11" (1.22m x 0.89m)

Double glazed window to the side elevation, low flush WC, wash hand basin & vinyl tiled flooring.



Side lobby

3'8" x 2'11" (1.12m x 0.89m)

Double glazed side window & Worcester boiler.

First Floor



Bedroom One

11'0" x 10'5" (3.35m x 3.18m)

Double glazed window to the rear elevation, fitted wardrobes, radiator & fitted carpet.

Bedroom Two

11'2" x 10'1" (3.40m x 3.07m)

Double glazed window to the front elevation, radiator & fitted carpet.

Bedroom Three

7'5" x 6'11" (2.26m x 2.11m)

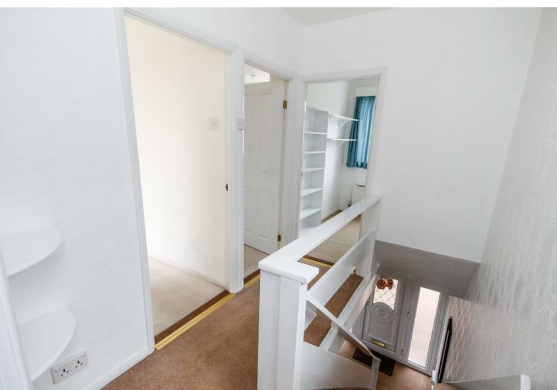
Double glazed window to the front elevation, over stairs cupboard, radiator & fitted carpet.



Bathroom

6'4" x 5'5" (1.93m x 1.65m)

Frosted double glazed window to the rear elevation, panelled bath with shower over, low flush WC, vanity wash hand basin, fully tiled, high level electric heater, heated towel rail & tiled flooring.



Outside

Rear Garden

South facing, pretty well kept mature rear garden with paved patio area, lighting, cold water tap, steps down to manicured lawn area with well stocked borders, plants, shrubs, bushes & trees, garden ornaments, two wooden sheds & fence boundary.



Front Garden

Front garden with plants, shrubs & trees, paved driveway leading to side gateway & hedge boundary.



Council Tax Band

Council Tax Band C

Floor Plan



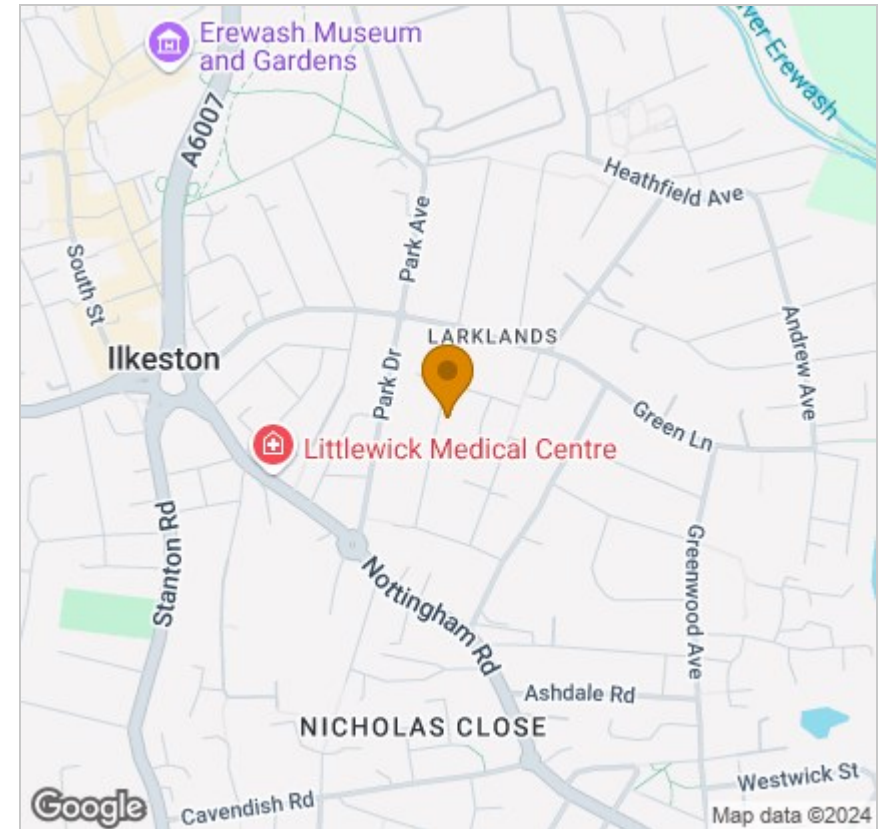
Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

