



27 Boatmans Close

Ilkeston DE7 8LT

£240,000



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27 Boatmans Close

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Delightful two bed detached bungalow with driveway parking & detached garage, situated on a corner plot in a quiet cul-de-sac.

The property offers a well appointed modern kitchen, a good sized living room, two bedrooms, bathroom and conservatory.

Outside is an enclosed low maintenance rear garden with a garden shed. A side gate gives access to the low maintenance front garden, driveway and large detached garage.

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 Hall

Double glazed door to the side elevation, cupboard, radiator & laminate flooring.

Lounge / Dining Room

16'8 x 11'0 (5.08m x 3.35m)

Fireplace with gas fire, hearth & mantle, laminate flooring, TV point, coving, wall lights, door to hall & patio doors to conservatory.

Kitchen

7'9 x 7'9 (2.36m x 2.36m)

Fitted with a range of base cupboards drawers and matching wall units, laminated work surfaces & tiled surround with ceramic sink and drainer, space for fridge/freezer, freestanding electric oven & hob, double glazed window to rear.

Inner Hall

Giving access to bedrooms & bathroom. Loft hatch.

Bedroom One

11'0 x 8'10 (3.35m x 2.69m)

Double glazed window to the front elevation, radiator & laminate flooring.

Bedroom Two

10'2 x 9'1 (3.10m x 2.77m)

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

Shower Room

6'10 x 5'7 (2.08m x 1.70m)

Frosted double glazed window to the side elevation, walk-in shower, low flush WC, wash hand basin in vanity unit, radiator, extractor fan & laminate flooring.

Conservatory

10'3 x 9'3 (3.12m x 2.82m)

Double glazed with French doors to rear garden.

Garage

15'9 x 9'1 (4.80m x 2.77m)

Up & over door.

Outside

Rear Garden

Low maintenance garden with Patio area, fence boundary, shed, outdoor tap & gate to front of property.

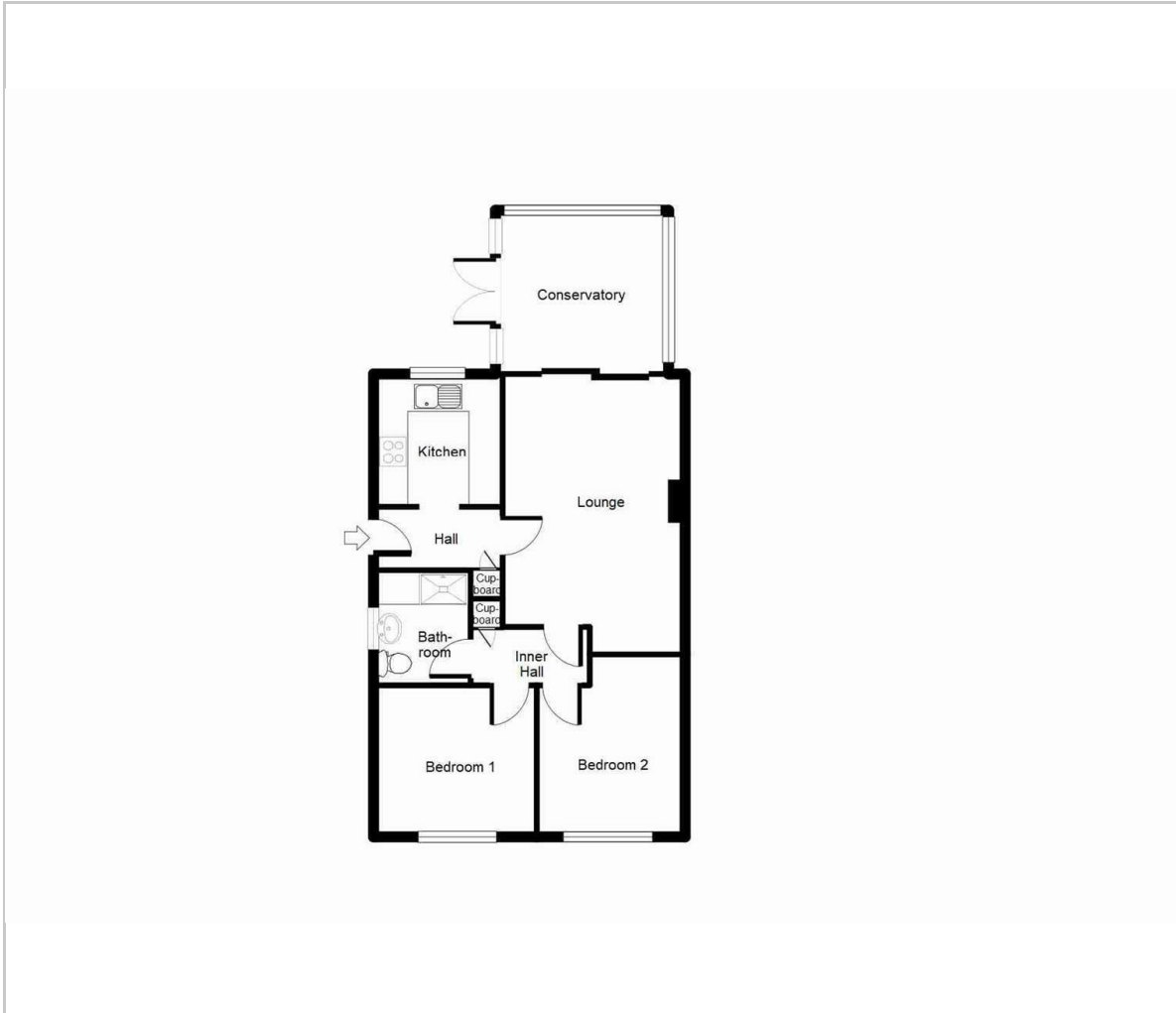
Front Garden

Low maintenance front garden with drive leading to detached single garage & side gate to rear of property.

Council Tax Band

Council Tax Band C

Floor Plan



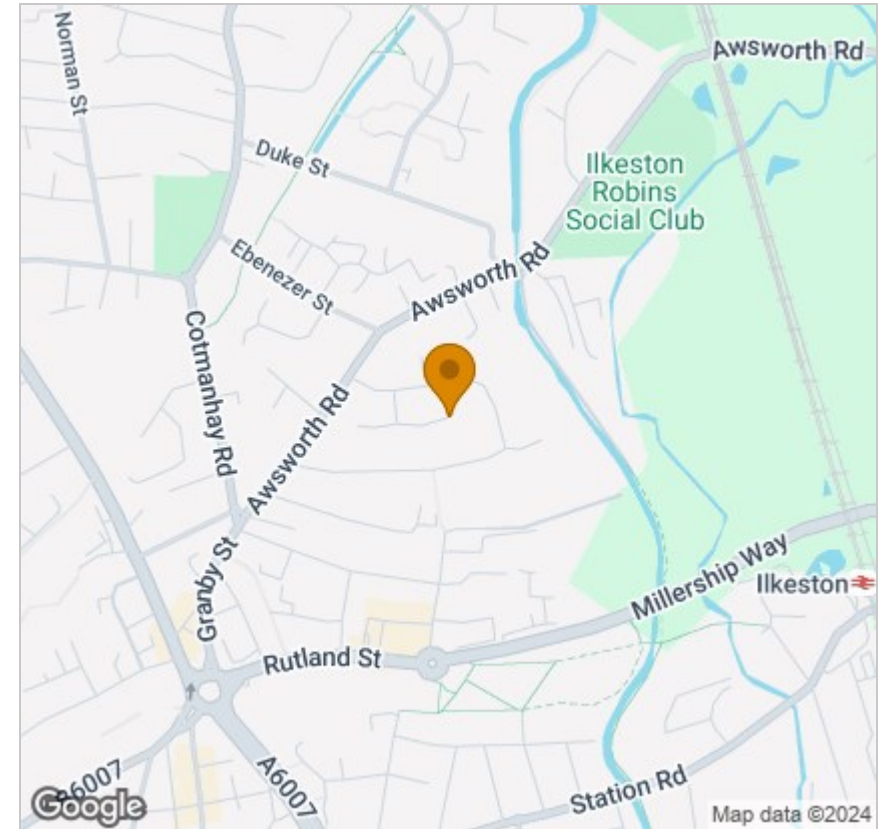
Viewing

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

