



54 Springfield Gardens

Ilkeston DE7 8HY

£170,000





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This charming two bedroom bungalow is set in close proximity to Ilkeston town Centre, and canal walks. The accommodation in brief comprises; fitted kitchen diner, bright and airy lounge, two bedrooms, parking to the front of the property and an enclosed rear garden. The property is offered to the market with no upward chain and viewings are highly recommended.

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 10 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 20 minutes away.

This detached bungalow in Springfield Gardens is sure to tick all the boxes. Don't miss out on the opportunity to make this charming property your new home sweet home.







### Fitted Kitchen/Diner

13'2" x 6'11" (4.01m x 2.11m)

Double glazed door to side elevation, two double glazed windows with leaded effect to both side & rear elevations, range of base cupboards, drawers and matching wall units with laminated work surface over. composite sink & drainer with mixer tap, tiled surround, built in electric oven & grill, electric hob with extractor fan over, integrated fridge, space for washing machine, radiator & laminate flooring.

### Lounge

16'0" x 11'3" (4.88m x 3.43m)

A bright room with a large double glazed leaded style window to the front elevation, coving to ceiling, open fireplace with stone surround with mantelpiece, thermostat control, laminate flooring, door to inner hallway.

### Inner Hallway

Continuation of the laminate flooring, loft access, doors leading off.

### Bedroom One

11'11" x 7'11" (3.63m x 2.41m)

A double bedroom with coving to ceiling, large double glazed window to the rear elevation, radiator & laminate flooring.

### Bedroom Two

10'2" x 7'11" (3.10m x 2.41m)

Double glazed window and door to the rear elevation, coving to ceiling, radiator & laminate flooring.

### Bathroom

6'10" x 6'9" (2.08m x 2.06m)

A three-piece suite fitted with panelled bath & shower over, pedestal wash hand basin, low flush WC, radiator, frosted double glazed side window, part tiled walls, vinyl flooring, cupboard housing wall mounted combination ideal logic boiler.

### Outside

#### Frontage

Outside to the front of the property, there is a wall frontage with fenced boundaries large gravel frontage with planted shrubs and bushes and a large driveway that leads to the side of the property and the rear garden .

#### Rear Garden

The enclosed rear garden has the benefit of a small patio, seating area, further gravel areas surrounded by fence fencing and hedging a blank canvas ready to put your own stamp on.





## Floor Plan



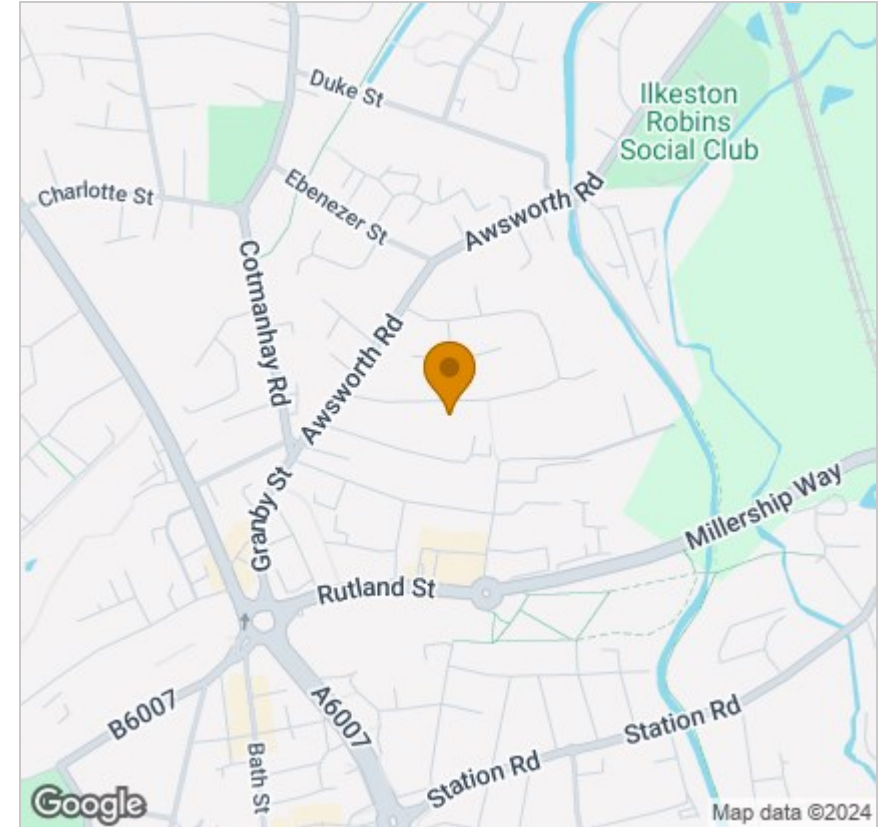
## Viewing

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

