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ESTATE AGENTS & SOLICITORS



39 Factory Lane

Ilkeston DE7 8HQ

£170,000



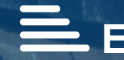
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39 Factory Lane

Ilkeston DE7 8HQ

Traditional three bedroom home in a popular location close to Ilkeston town. In brief the property offers entrance hall, lounge with bay window, open plan to dining room, fitted kitchen, First floor landing, three bedrooms & family bathroom. front garden & low maintenance enclosed rear garden and on street parking.

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.





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Entrance Hall

Double glazed door to the front elevation, stairs to first floor, coving to ceiling, dado rail, radiator & laminate flooring.

Lounge

15'5" x 10'3" (4.70m x 3.12m)

Open plan to dining area, double glazed bay window to the front elevation, coving to ceiling, TV point, meter cupboard, radiator & laminate flooring.

Dining Room

12'8" x 10'10" (3.86m x 3.30m)

Open plan to lounge, double glazed window to the rear elevation, feature electric gas, coving to ceiling, radiator & laminate flooring.

Fitted Kitchen

12'3" x 7'3" (3.73m x 2.21m)

Double glazed window to the rear elevation, double glazed window & door to the side elevation, wall & base units with laminate worktop over, stainless steel sink & drainer with mixer tap, tiled surround, electric oven & hob with extractor over, space for fridge/freezer, space & plumbed for washing machine, radiator & laminate flooring.

First Floor

Bedroom One

11'0" x 10'8" (3.35m x 3.25m)

Double glazed window to the rear elevation, coving to ceiling, TV point, radiator & fitted carpet.

Bedroom Two

10'5" x 9'5" (3.18m x 2.87m)

Double glazed window to the front elevation, coving to ceiling, storage cupboard, radiator & fitted carpet.

Bedroom Three

6'10" 6'5" (2.08m 1.96m)

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

Shower Room

5'9" x 5'6" (1.75m x 1.68m)

Frosted double glazed window to the rear elevation, walk in shower cubicle with mains feed shower, PVC shower panels, low flush WC, vanity wash basin, fully tiled walls, radiator & vinyl floor covering.

Outside

Front Garden

Lawned front garden, with side path to rear, wrought iron gate, wall & fence boundary.

Rear Garden

Low maintenance rear garden with paved patio areas, gravel areas, plants & shrubs, fence boundary.

Floor Plan



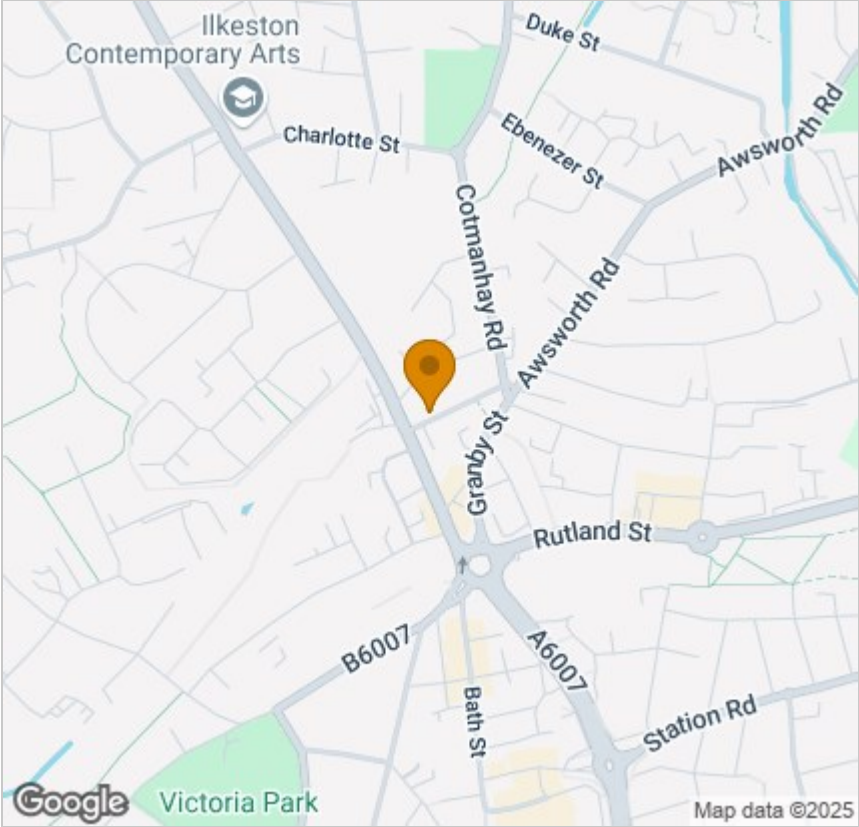
Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

