



32 Henshaw Place

Ilkeston DE7 8RL

£260,000





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This charming three-bedroom detached bungalow offers convenient living with driveway parking and is ideally situated close to major road links, Ilkeston Hospital, and the picturesque Shipley Country Park. The property features a spacious dining kitchen, an L-shaped lounge/diner, a cozy conservatory, and a family bathroom. Outside, is a generous rear garden, perfect for relaxation and entertaining, as well as a charming garden area to the front.

Ilkeston is a highly desirable market town located strategically between Nottingham and Derby, within the borough of Erewash. The town boasts a variety of amenities and has its own railway station, making it an excellent choice for commuters. With quick access to both junction 25 and 26 of the M1 motorway, and Nottingham city center and the Queen's Medical Centre both just 20 minutes away, this location offers exceptional connectivity and convenience. Whether you're looking for a peaceful retreat or a place with easy access to urban amenities, this bungalow in Ilkeston is a fantastic option.







#### Entrance Hall

Double glazed entrance door, cupboard housing boiler, door into lounge/diner.

#### Lounge/Diner

23'6" x 16'4" (7.16m x 4.98m)

L shaped lounge/diner with two double glazed bay windows to the front elevation, fire surround with gas fire, coving to ceiling, dado rail, two radiators & fitted carpet.

#### Dining Kitchen

15'5" x 7'9" (4.70m x 2.36m)

Double glazed window to the rear elevation, double glazed side door, wall & base units with laminate worktop over, electric double oven, gas hob with extractor over, stainless steel sink & drainer with mixer tap, tiled surround, space for washing machine & spot light lighting. Dining area, double glazed patio doors, picture rail, spot light lighting, radiator & fitted carpet.

#### Conservatory

9'7" x 8'9" (2.92m x 2.67m)

UPVC & brick conservatory, with double glazed windows, double glazed patio doors to garden, fan ceiling light, poly carbonate roof & vinyl flooring.

#### Bedroom One

10'0" x 9'10" (3.05m x 3.00m)

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

#### Bedroom Two

9'11" x 9'10" (3.02m x 3.00m)

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

#### Bedroom Three

8'0" x 7'2" (2.44m x 2.18m)

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

#### Bathroom

7'3" x 4'2" (2.21m x 1.27m)

Frosted double glazed window to the rear elevation, panelled bath, low flush WC, pedestal wash hand basin, fully tiled walls, radiator & vinyl flooring.

#### Outside

##### Rear Garden

Lawn area, patio area, stocked borders, plants, shrubs & trees, fence boundary.

##### Front Garden

Lawn area, stocked borders, plants & shrubs, driveway to side.





Floor Plan



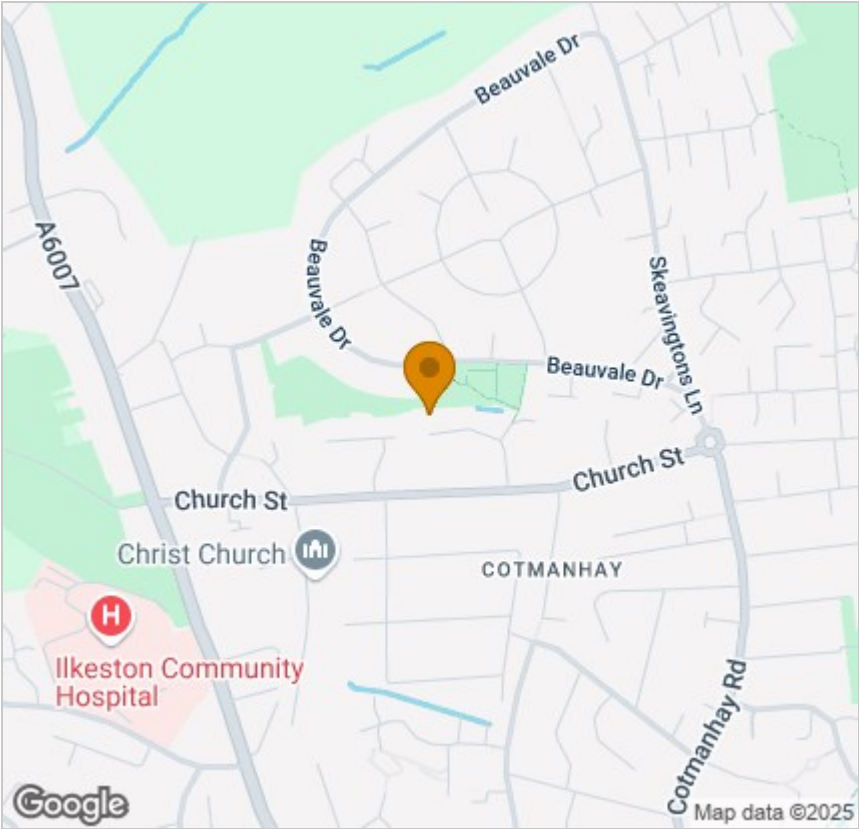
Viewing

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

