



## 39 Church Lane, Horsley Woodhouse, Ilkeston, DE7 6BB

**£190,000**



Offered with vacant possession/ no chain. A character cottage offering newly modernised and deceptively spacious two bedroom accommodation with open plan living. There is off road parking, views to the front and a rear garden. Viewing is highly recommended.





# 39 Church Lane, Horsley Woodhouse, Ilkeston, DE7 6BB

**£190,000**



The charming accommodation has been extended to offer a welcoming entrance porch, open plan lounge diner with a split level kitchen, two good sized bedrooms and a bathroom.

Benefitting from UPVC double glazed windows and doors, gas central heating, new kitchen, bathroom, decor and flooring.

To the front of the property is a driveway providing off road parking with a pretty fore garden. There is access to the rear courtyard garden with a store.

Church lane is a sought after location enjoying open views and is situated on the outskirts of the village, used by walkers. Horsley Woodhouse is a popular village with excellent local amenities, ie primary schools, doctors surgery, convenience store and village pubs, being surrounded by countryside with many local walks. Having easy access to Belper, Derby and Nottingham via major road links ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

## ACCOMMODATION

A half glazed UPVC entrance door allows access.

### ENTRANCE LOBBY

A UPVC double glazed window to the front with beams to the ceiling, wall lighting and wood grain flooring. Open into :

## LOUNGE

15' x 18'3 max measurements (4.57m x 5.56m max measurements)

A generous open plan room with exposed beams to the ceiling, wall lighting, two radiators and stairs climb to the first floor. There is a step up to the dining area.

## DINING KITCHEN

12' x 14'2 (3.66m x 4.32m )

Newly appointed with a range of sage green base cupboards drawers and eye level units with wood block work surface incorporating an acrylic sink drainer with mixer taps. There is a gas cooker, plumbing for a washing machine, radiator, wood grain LVT flooring, exposed beams to the ceiling, UPVC double glazed window to the rear and a side entrance door opening to the rear. A useful under stairs pantry provides excellent storage.

## TO THE FIRST FLOOR

### BEDROOM ONE

11'10 x 11'4 (3.61m x 3.45m )

There is new carpet flooring, a radiator and a UPVC double glazed window to the front elevation enjoying open views.

### BEDROOM TWO

11'3 x 6'10 (3.43m x 2.08m)

There is a radiator, UPVC double glazed window to the front enjoying countryside views and an in-built cupboard provides storage.

## BATHROOM

7'3 x 6'9 (2.21m x 2.06m )

Appointed with a panelled bath, pedestal wash hand basin and a low flush WC, vinyl flooring, radiator, inset spot lighting and a UPVC double glazed window to the rear elevation. A wall mounted Logic combi boiler serves the domestic hot water and central heating system.

## OUTSIDE

To the front of the property is a driveway providing off road parking, a pretty cottage garden with a sunny seating area. There is access to the rear via a side entry.

## REAR COURTYARD GARDEN

There is a paved garden with a garage for storage.





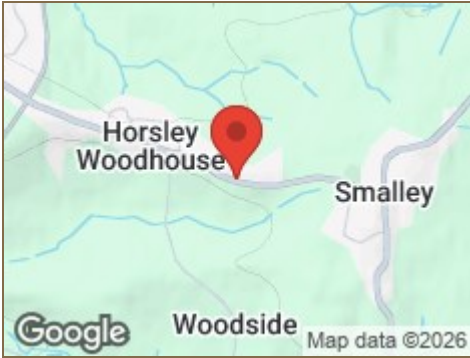
Road Map



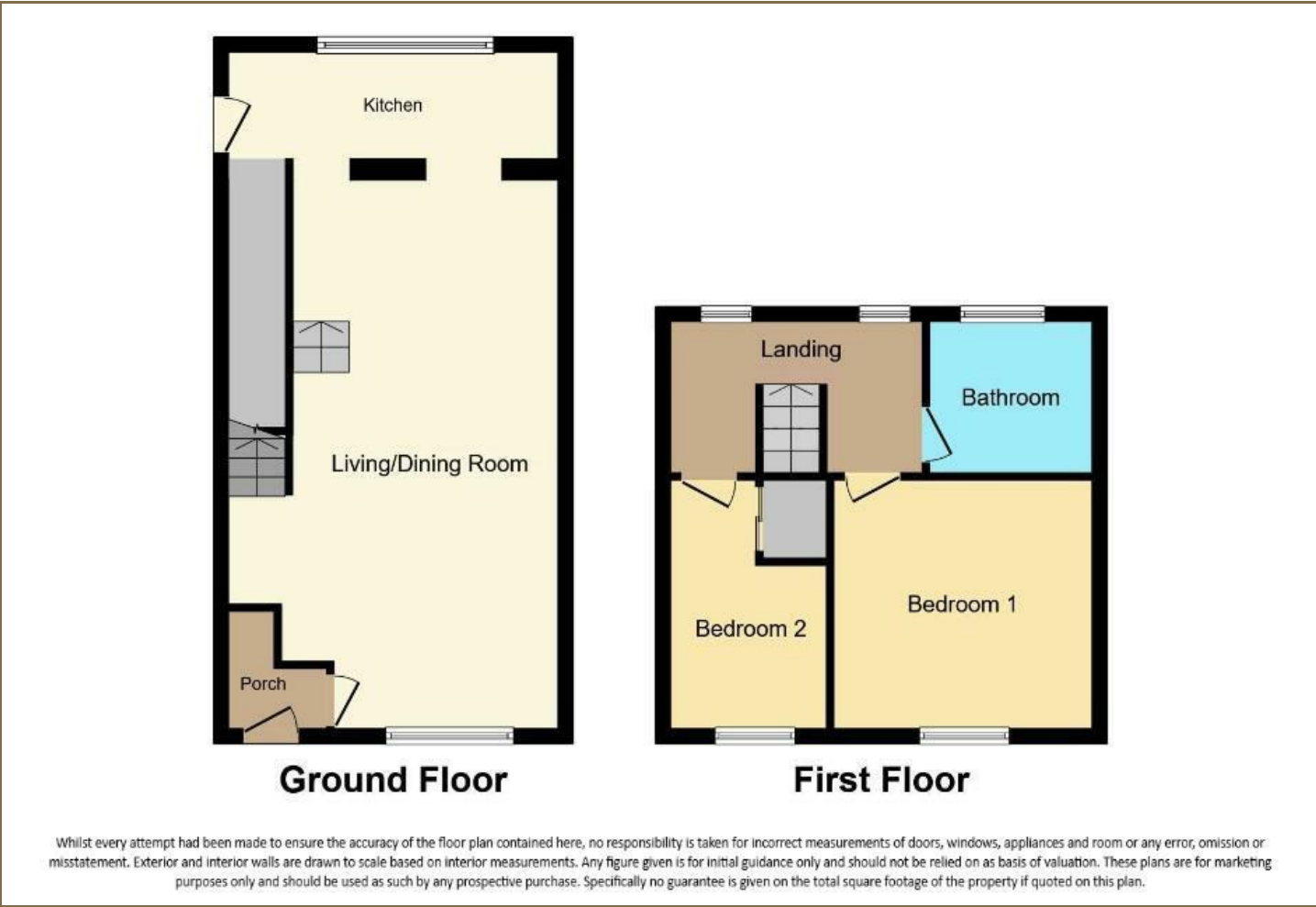
Hybrid Map



Terrain Map



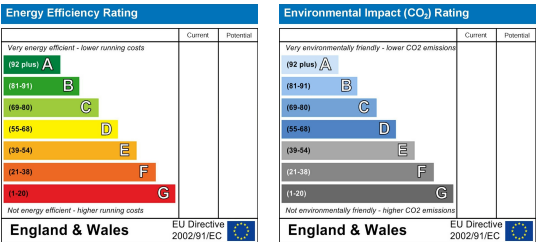
Floor Plan



Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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