

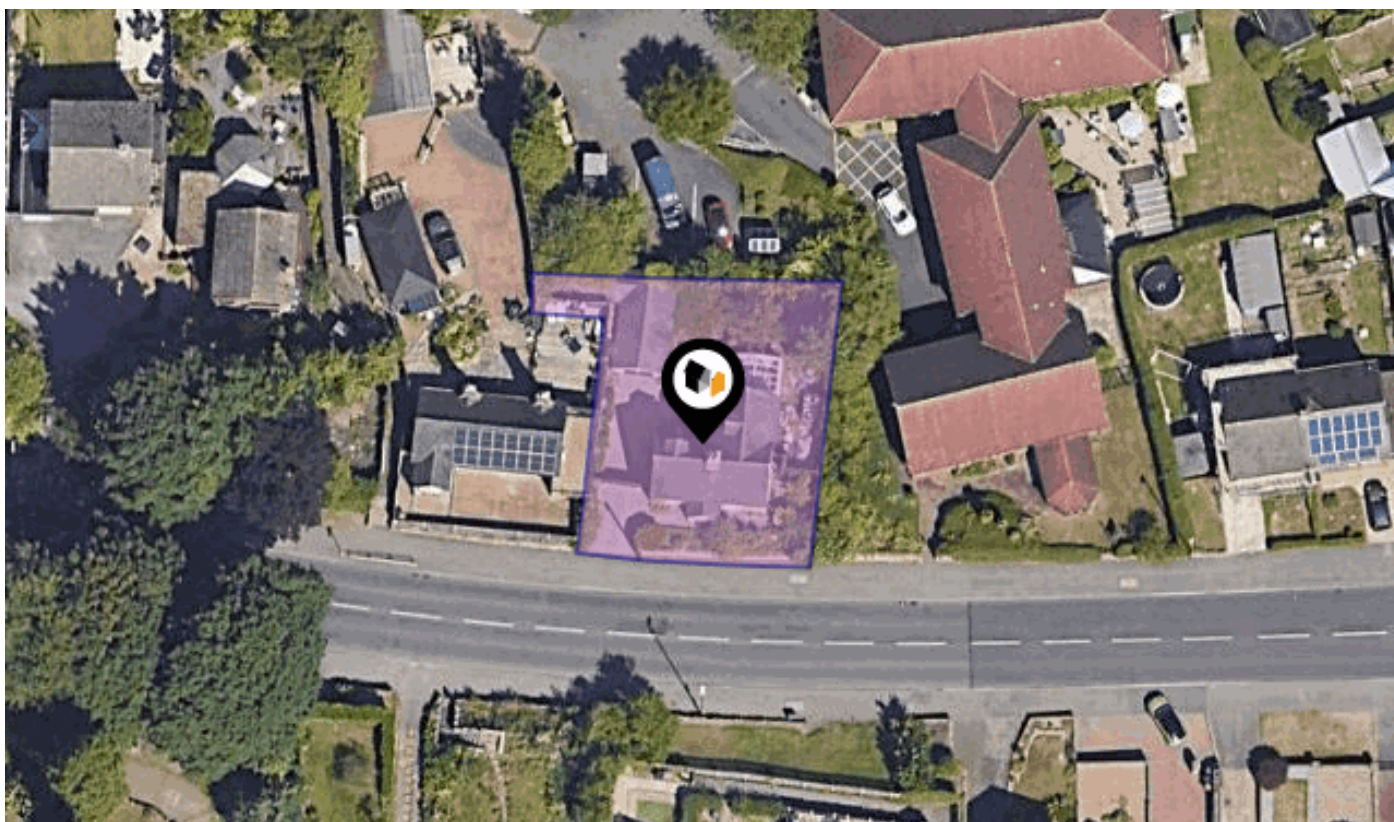


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 14<sup>th</sup> February 2024



## LADYWOOD ROAD, ILKESTON, DE7

### Hannells

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# Introduction

## Our Comments



- > Stunning & Spacious Period Home
- > Generous Lounge & Breakfast Kitchen
- > Conservatory, Study & Utility/Cloakroom
- > Four/Five Bedrooms Including Beautiful Loft Rooms
- > EPC Rating TBC, Brick Construction

**\*\* PREMIER PROPERTY \*\*** Offering exceptional accommodation set over three floors and featuring a wealth of period and character features, this detached home is believed to date back as far as 1720 and was originally a Crofters cottage. With a stunning living room, spacious breakfast kitchen and a separate utility room, beautiful twin loft room and large garage and workshop, viewing is simply a must!

Benefitting from double glazing and gas central heating, the expansive accommodation briefly comprises: Entrance Hall opening to the beautiful cottage style fitted breakfast kitchen featuring Spanish tile flooring, range style cooker and feature beams, central brick hearth with old cast iron fireplace; inner hall giving access to the rear accommodation; most spacious living room with cast iron fireplace and feature beams; study/sitting/snug room; rear conservatory; utility/cloakroom with W.C; first floor landing with stripped floorboards and stairs off to the second floor; three good sized first floor bedrooms, two of which are generous doubles and retain period style cast iron fireplaces and one bedroom which is currently used as a dressing room; first floor bathroom with claw foot roll top bath and two generous second floor loft rooms which could make superb additional bedrooms or a stunning master suite. Fully alarmed.

To the rear of the property is a mature garden with covered seating/entertaining area, a range of mature flower and shrubbery beds, electric gated driveway and double brick-built garage and workshop with electric remote doors, power, and lighting, fully alarmed independent of the house. To the front of the property is a neat walled fore garden alongside a driveway providing ample off-road parking and having electric gated access to further parking space and the brick garage. The property is ideally located to offer access to all local amenities and transport links, including shop, schools, and nearby open countryside.

Entrance Hall:

Lounge: (15'3" x 12'5") 4.65 x 3.78

Breakfast Kitchen: (15'2" x 14'1") 4.62 x 4.29

Study/Sitting Room: (10'5" x 8'9") 3.17 x 2.67

Conservatory: (11'11" x 10'5") 3.63 x 3.17

Utility/Cloakroom: (6'4" x 4'11") 1.93 x 1.50

First Floor Landing:

Bedroom One: (15'4" x 14'5") 4.67 x 4.39

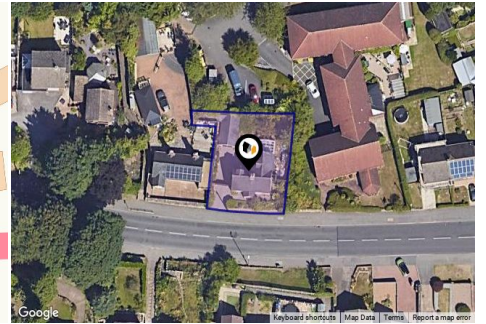
Bedroom Two: (14'6" x 8'4") 4.42 x 2.54

Bedroom Three: (10'5" x 6'6") 3.17 x 1.98

Bathroom: (10'8" x 8'11") 3.25 x 2.72

Second Floor Landing: Loft Room/Bedroom Four: (30'2" x 8'

# Property Overview



## Property

**Type:** Detached  
**Bedrooms:** 4  
**Plot Area:** 0.12 acres  
**Council Tax :** Band D  
**Annual Estimate:** £1,972  
**Title Number:** DY66560  
**UPRN:** 100030135168

**Tenure:** Freehold

## Local Area

**Local Authority:** Derbyshire  
**Conservation Area:** No  
**Flood Risk:**  
• Rivers & Seas: Very Low  
• Surface Water: High

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

**12** mb/s  
**103** mb/s  
**1000** mb/s

**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



# Gallery Photos







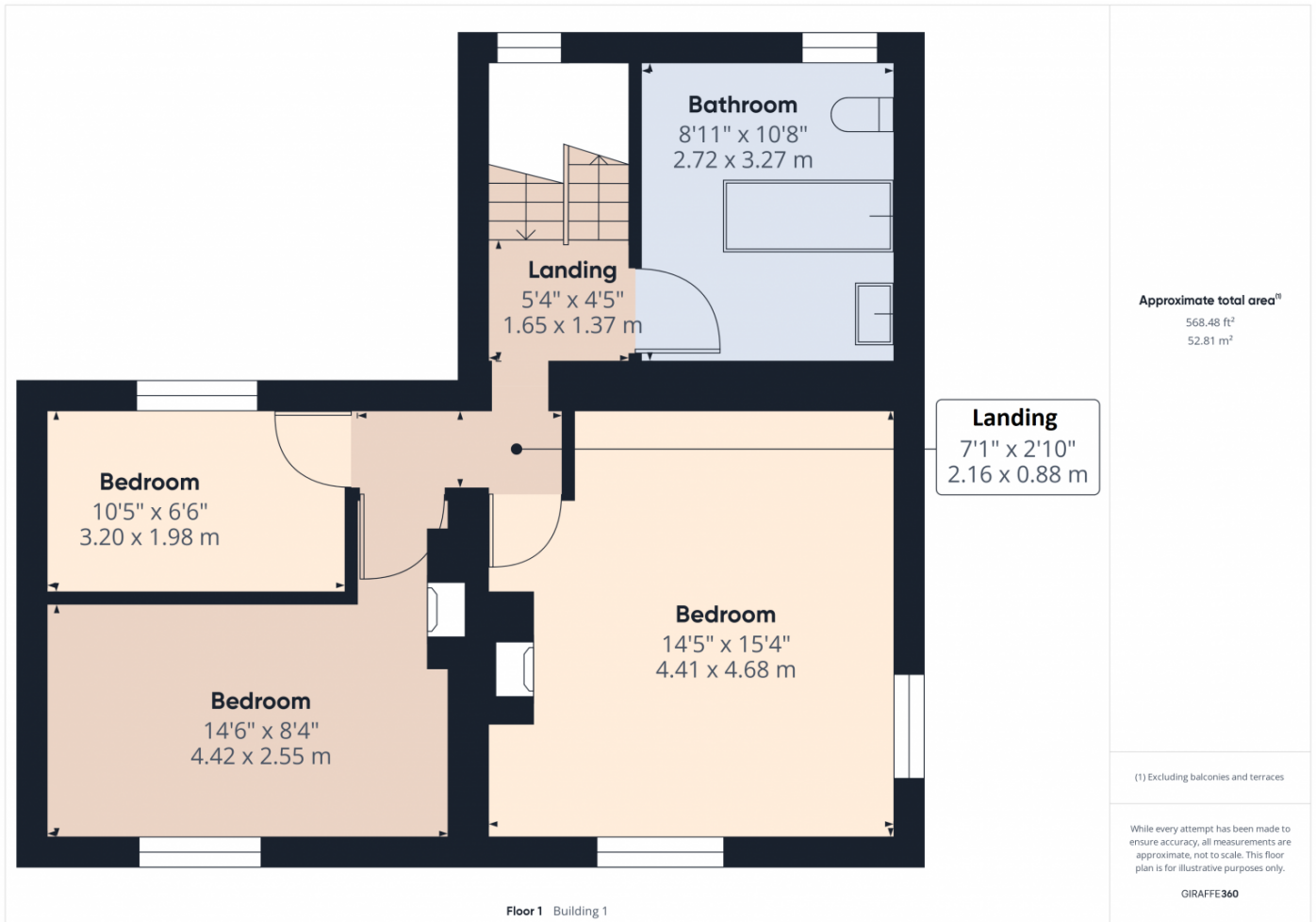


## LADYWOOD ROAD, ILKESTON, DE7

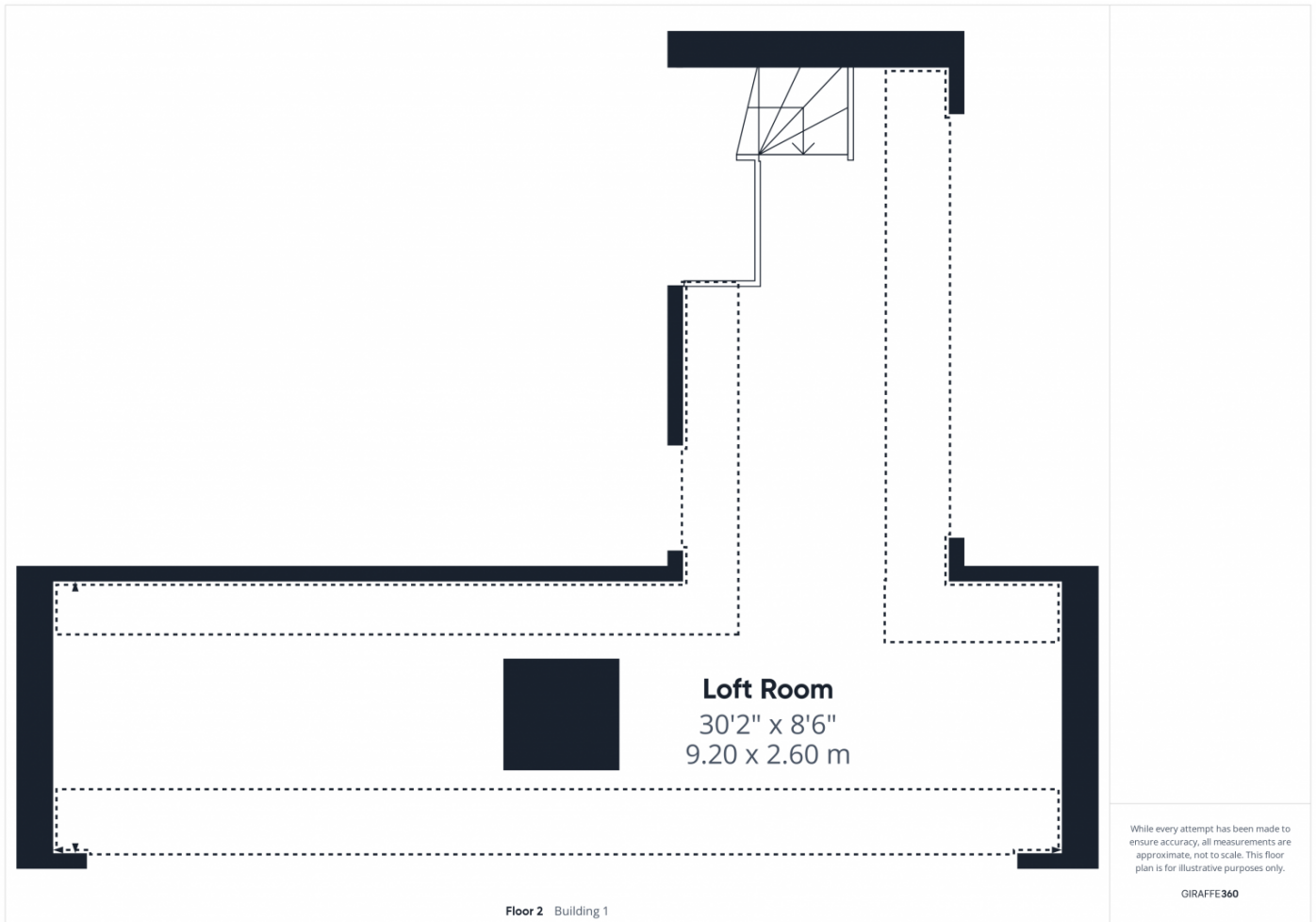




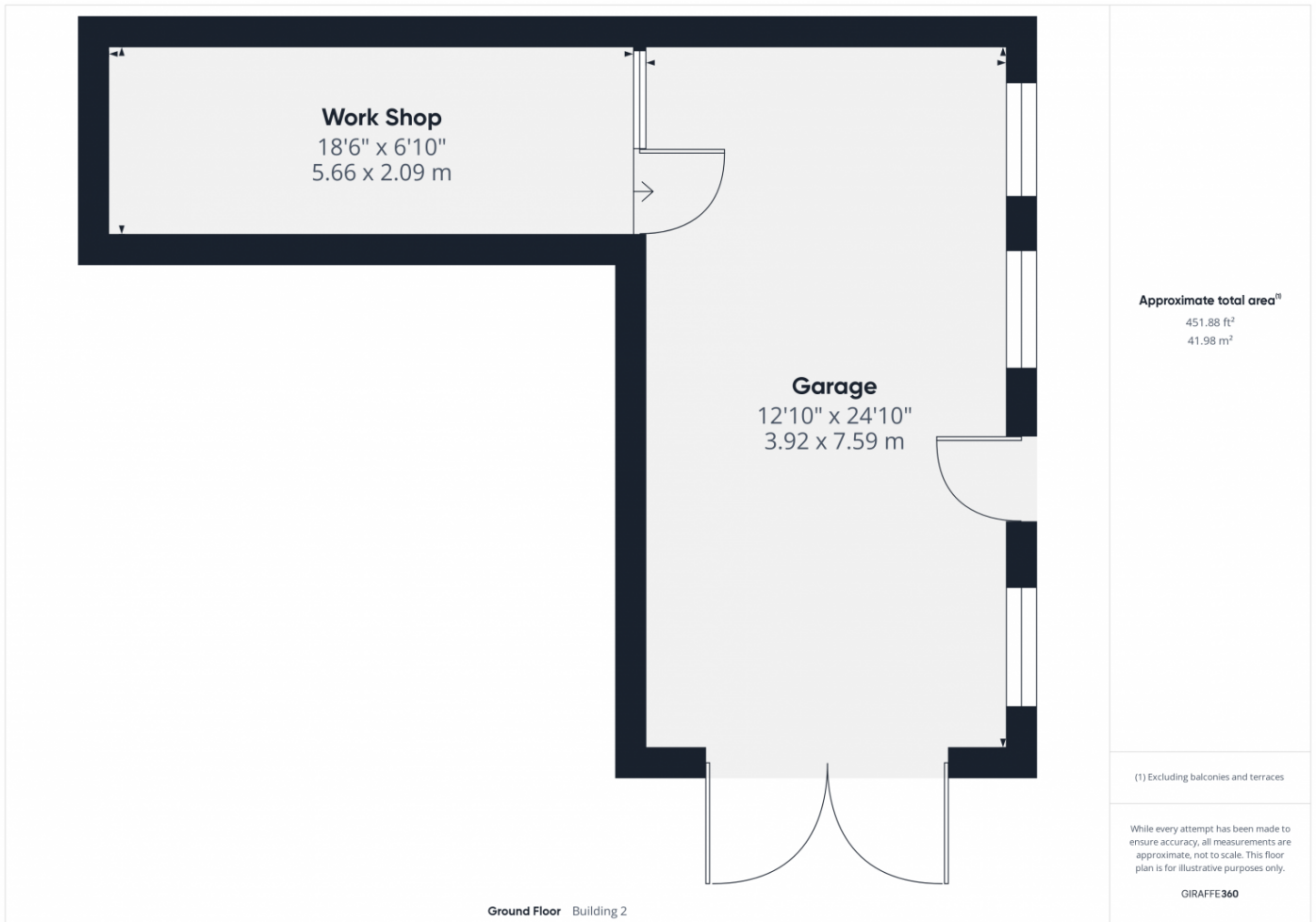
## LADYWOOD ROAD, ILKESTON, DE7

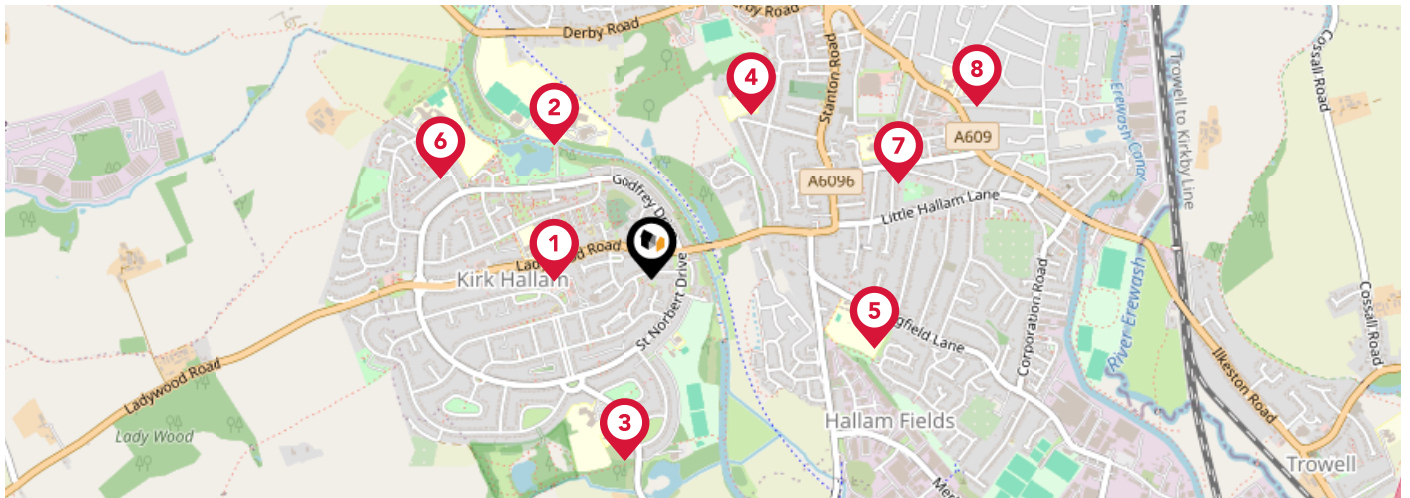


## LADYWOOD ROAD, ILKESTON, DE7

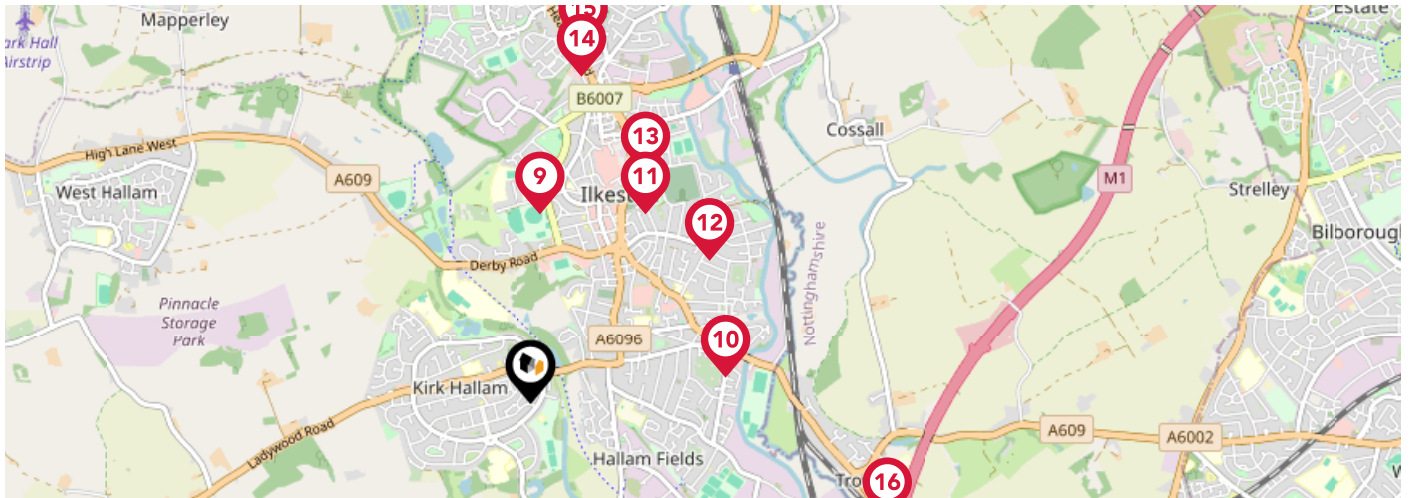


## LADYWOOD ROAD, ILKESTON, DE7



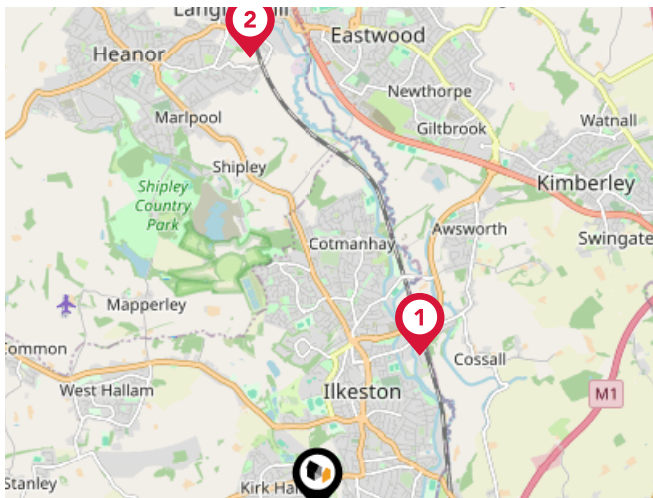


	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Ladywood Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:0.22</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Kirk Hallam Community Academy</b> Ofsted Rating: Requires Improvement   Pupils: 1028   Distance:0.37</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Dallimore Primary &amp; Nursery School</b> Ofsted Rating: Good   Pupils: 354   Distance:0.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>St Thomas Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 244   Distance:0.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Hallam Fields Junior School</b> Ofsted Rating: Good   Pupils: 234   Distance:0.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Saint John Houghton Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 664   Distance:0.52</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Field House Infant School</b> Ofsted Rating: Requires Improvement   Pupils:0   Distance:0.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Kensington Junior Academy</b> Ofsted Rating: Requires Improvement   Pupils: 216   Distance:0.82</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



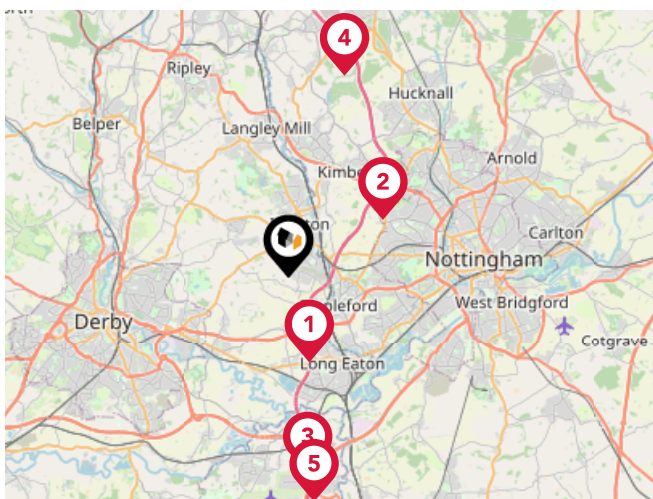
	Nursery	Primary	Secondary	College	Private
<p><b>9 Ormiston Ilkeston Enterprise Academy</b> Ofsted Rating: Requires Improvement   Pupils: 822   Distance:0.85</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10 R.E.A.L Independent Schools Ilkeston</b> Ofsted Rating: Not Rated   Pupils: 7   Distance:0.88</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11 Chaucer Infant School</b> Ofsted Rating: Requires Improvement   Pupils:0   Distance:0.99</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12 Larklands Infant School</b> Ofsted Rating: Good   Pupils: 202   Distance:1.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13 Chaucer Junior School</b> Ofsted Rating: Good   Pupils:0   Distance:1.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14 Granby Junior School</b> Ofsted Rating: Good   Pupils: 313   Distance:1.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15 Charlotte Nursery and Infant School</b> Ofsted Rating: Outstanding   Pupils: 330   Distance:1.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16 Trowell CofE Primary School</b> Ofsted Rating: Good   Pupils: 167   Distance:1.68</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



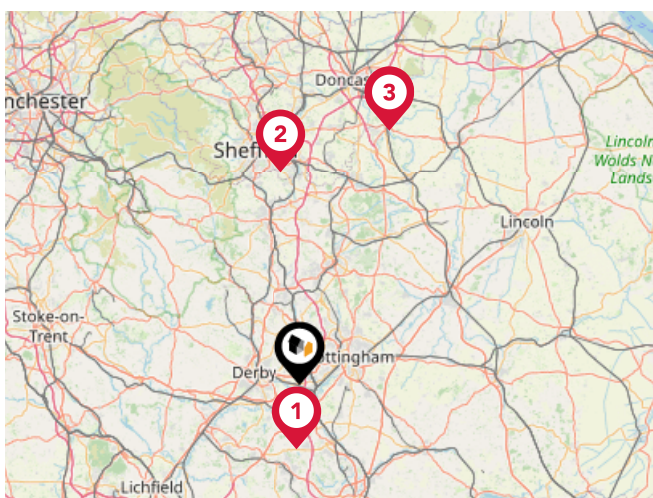
## National Rail Stations

Pin	Name	Distance
	Ilkeston Rail Station	1.66 miles
	Langley Mill Rail Station	4.09 miles
	Spondon Rail Station	5.11 miles



## Trunk Roads/Motorways

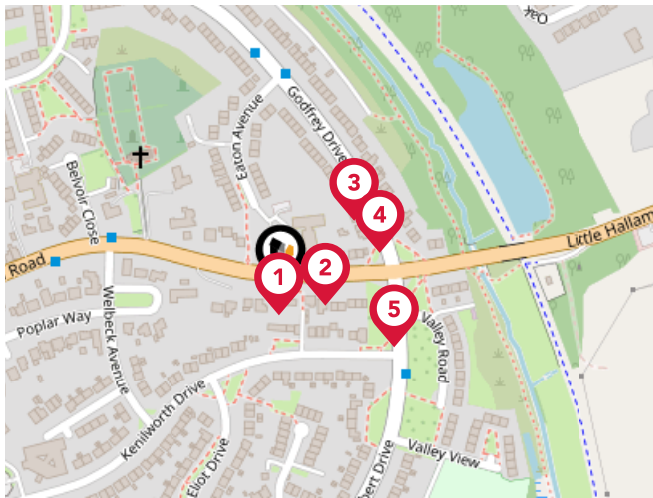
Pin	Name	Distance
	M1 J25	3.12 miles
	M1 J26	3.95 miles
	M1 J24A	7.08 miles
	M1 J27	7.44 miles
	M1 J24	8.07 miles



## Airports/Helipads

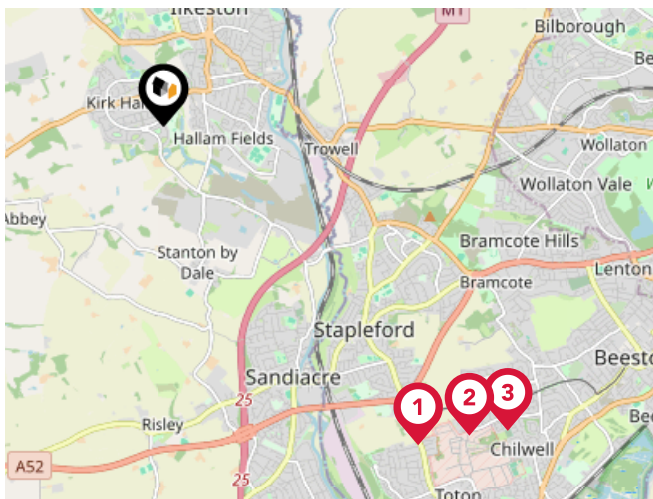
Pin	Name	Distance
	East Midlands Airport	9.19 miles
	Sheffield City Airport	30.28 miles
	Robin Hood Doncaster Sheffield Airport	38.21 miles
	Robin Hood Doncaster Sheffield Airport	38.57 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	St Norbert Drive East	0.01 miles
2	St Norbert Drive East	0.03 miles
3	Ladywood Road	0.06 miles
4	Ladywood Road	0.06 miles
5	Kenilworth Drive	0.07 miles



## Local Connections

Pin	Name	Distance
1	Toton Lane Tram Stop	3.64 miles
2	Inham Road Tram Stop	3.89 miles
3	Eskdale Drive Tram Stop	4.1 miles



## Hannells

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The world has changed since we launched in 2003 but the one thing that we strongly believe will remain constant is that property is a people business.

It's only through passionate, knowledgeable and experienced people that we can truly deliver the Hannells mission which is to provide our clients with the complete moving experience and amaze you from

start to finish.

Our timeless approach to providing our clients with a personal and professional service, complemented by technology, is the foundation upon which all of our success is built.

## Financial Services

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Just like Hannells, 'Mortgage Advice Bureau's' service is very customer focussed, so you'll enjoy a similar personal service, dealing directly with your own dedicated mortgage adviser. They'll deal with all the searching and paperwork to find you the very best deal.





## Testimonial 1



I was delighted with how fast and efficient the process has been. By Hannells putting in the hard work within one week I already have a buyer interested and have accepted an offer.

## Testimonial 2



I was very impressed with Hannells, in particular their warm but very professional approach. They were easily contacted if any queries and gave sound advice along the way. I feel I benefited from their experience and I wouldn't hesitate to recommend.

## Testimonial 3



Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

## Testimonial 4



Great experience of buying house with Hannells. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth process.



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# Hannells

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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