



Longfield Lane
ILKESTON

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Property Description

SEMI DETACHED FAMILY HOME !! LARGE DINING ROOM !! THREE BEDROOMS !! LIVING ROOM !! PRIVATE DRIVEWAY PARKING !! LARGE REAR GARDEN !! We at Burchell Edwards are delighted to offer to the market this charming semi-detached home in need of modernisation that is ready for a new owner to love.

Located close to the town centre all major supermarkets and the fantastic transport and road links this semi-detached home will make for the perfect family purchase or indeed long term investment.

The home comprises of spacious living room, large dining room and kitchen to the ground floor with the three good size bedrooms and family bathroom on the first floor. Featuring attractive original wooden internal doors throughout.

To the rear is the large private enclosed garden with private off street parking to the front. We feel with what this home has to offer and the fantastic location really makes this a must see so please call Burchell Edwards today to arrange your viewing.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

To The Front

Dropped kerb to driveway for private off-street parking. The UPVC front door opens into a small porch area and then into the welcoming entrance hallway.



Entrance Porch

Providing a practical space for the removal and hanging of coats and the storage of shoes before entering the entrance hallway.

Entrance Hallway

Fitted with tile effect flooring and a radiator. Staircase with iron spindles leading to the first floor with an understairs storage cupboard. Featuring attractive original wooden internal doors throughout.

Living Room

Benefiting from a front aspect double-glazed bay window, this room offers a bright and comfortable setting, complete with a fitted radiator, a charming feature fireplace and carpeted flooring.

Dining Room

A spacious dining room benefiting from rear and side-aspect double-glazed windows, allowing for an abundance of natural light. The room is fitted with wooden flooring, a radiator and an attractive feature fireplace, ideal space for dining and entertaining. Access to a handy guest cloakroom.

Kitchen

Continuation of the wooden flooring with a fitted radiator. Having a rear aspect double-glazed window and a side aspect door with double patio rear aspect doors opening into the conservatory. Fitted with a selection of wall and base units with a stainless-steel sink and drainer, integrated hob and oven with tiled splashbacks and space for a fridge freezer, washing machine and dishwasher.

Conservatory

Featuring laminate flooring, wall lighting and a fitted radiator, this room offers a comfortable and versatile living space. Double patio doors open directly onto the patio area, providing an abundance of natural light and a seamless connection to the outdoor space.

Guest Cloakroom

Featuring a low-level WC and handwash basin.

Landing

Carpeted stairs lead to the landing area, which features a wooden balustrade with decorative iron spindles. The attractive original wooden internal doors continue throughout the first-floor accommodation, enhancing the character and charm of the home.

Bedroom One

Spacious bedroom with a double-glazed rear aspect window and a fitted radiator, carpet flooring and a storage cupboard.

Bedroom Two

Having double-glazed front aspect window and a fitted radiator and carpet flooring.

Bedroom Three

Having double-glazed side aspect window and a fitted radiator and carpet flooring.

Bathroom

Having a double-glazed rear aspect window with tiled flooring and partially tiled walls. Suite includes a panelled bath with an overhead electric shower, a low-level WC and handwash basin.

To The Rear

A spacious rear garden featuring a patio area that leads onto a lawn, bordered by mature shrubs, plants and trees, creating an ideal space for relaxation and entertaining.









Total floor area 107.2 m² (1,154 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

T 01159 327232
E ilkeston@burchelledwards.co.uk

21 Bath Street
 ILKESTON DE7 8AH

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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