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199 Ladywood Road  
Kirk Hallam DE7 4NJ

£230,000



## 199 Ladywood Road

Kirk Hallam DE7 4NJ

Three bedroom recently renovated semi-detached house, set well back on a service road. The property is ready to move straight into & benefits from fitted kitchen, dining room & lounge with a family bathroom on the first floor. Outside is an enclosed rear garden with decking & lawn area, there is a front garden with driveway leading to a detached garage.

Book your viewing today!

Located in Ilkeston, a highly desirable market town centrally situated between Nottingham and Derby in the borough of Erewash, this home is within reach of a wide range of facilities. Ilkeston boasts its own railway station, enhancing commuting options, and is conveniently just 15 minutes from junctions 25 and 26 of the M1 motorway. Nottingham City Centre and the Queen's Medical Centre (QMC) are both accessible within 25 minutes, making this residence ideal for commuters and families seeking a vibrant community.





### Entrance Hallway

Double glazed front door & side panel opens into the entrance hall with laminate wood effect flooring, radiator, stairs to the first floor accommodation, under stairs storage cupboard housing the gas & electric metres, consumer unit & wall mounted thermostat, doors leading to kitchen & lounge.

### Lounge

12'10" x 10'3" (3.91m x 3.12m)

Continuation of the laminate wood effect flooring, the focal point of the room is a coal effect electric fire, wooden mantelpiece & marble effect composite hearth and surround, double glazed window to the front elevation, radiator and archway opening into the dining room.



### Dining Room

10'8" x 8'11" (3.25m x 2.72m)

Continuation of the laminate wood effect flooring, double glazed rear window, radiator, door leading into kitchen.

### Fitted Kitchen

10'0" x 7'5" (3.05m x 2.26m)

Newly fitted kitchen with base cupboards, drawers, and matching wall units, laminated work surfaces with matching surround, integrated oven and grill, electric hob with matching black glass splashback, and extractor canopy over, a stainless steel sink and drainer unit with mixer tap, double glazed side window with built-in blind, vinyl flooring, wall mounted Main Eco elite boiler, double glazed rear door, with frosted glass to the rear garden.



### First Floor Landing

Landing with double glazed window to the side elevation with built-in blind, loft hatch, doors leading off & newly fitted carpet.





### Bedroom One

12'11" x 9'11" (3.94m x 3.02m)

Spot light lighting, carpet flooring, radiator & double glazed window to the front elevation.

### Bedroom Two

10'8" x 9'10" (3.25m x 3.00m)

Fitted storage cupboard with rail, radiator, newly fitted carpet & double glazed rear window, with rail and curtains to the rear elevation.



### Bedroom Three

9'10" x 6'5" (3.00m x 1.96m)

Over stairs storage cupboard, radiator, carpet flooring & double glazed window to the front elevation.

### Family Bathroom

6'4" x 5'8" (1.93m x 1.73m)

Newly fitted bathroom comprising panelled bath with glass screen & shower with rainforest head & second showerhead, PVC wall panelling, pedestal wash hand basin with mixer tap, push button low flush WC, heated towel rail, extractor fan, wood effect laminate flooring, double glazed frosted rear window.



### Outside

#### Rear Garden

The rear garden has a raised deck seating area perfect for outside dining, steps lead down to a small lawn with a gravel area & planted borders, fence boundaries & side access to the pre-fabricated concrete garage with side access door.

#### Front Garden

The front of the property is a gravel frontage & long driveway leading to the front door & side of the property.

#### Detached Garage

16'4" x 9'5" (4.98m x 2.87m)

Up & Over door, light & Power.



## Floor Plan



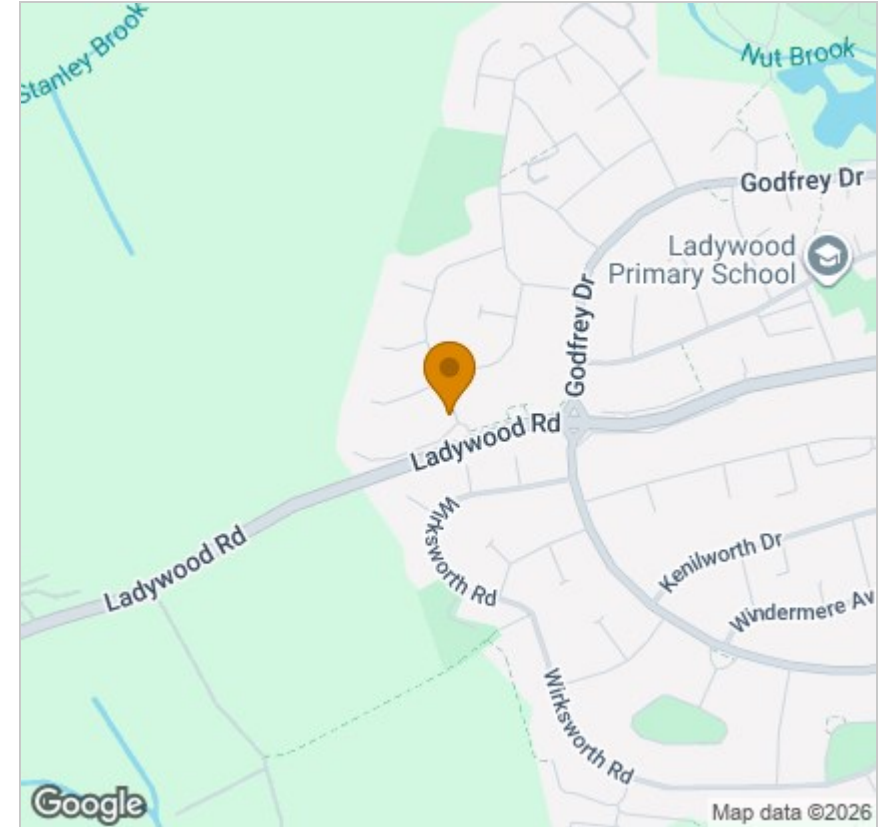
## Viewing

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

