



## 2 Bed House - Semi-Detached

120 Ladywood Road, Kirk Hallam, Ilkeston DE7 4NS  
£1,100 Per Calendar Month



**Fletcher**  
& Company

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Traditional Semi-Detached Home
- Beautifully Presented Throughout - Redecorated
- Gas Central Heating & Double Glazing
- Entrance Hallway, WC & Lounge with Bay Window
- Dining Room with Open Plan Kitchen
- Two Double Bedrooms & Bathroom
- Detached Outbuilding For Storage & Driveway parking For Numerous Vehicles
- Generous Rear Garden
- Available End Of August 2026
- A Truly Stunning Property - Available Long Term

BEAUTIFULLY PRESENTED – A superbly appointed and deceptively spacious two double bedroom semi detached home, occupying a highly sought after residential location on the ever popular Ladywood Road in Kirk Hallam. Beautifully presented throughout, this wonderful home enjoys generous living accommodation, a landscaped rear garden and excellent access to a wide range of local amenities.

Lovingly refurbished and tastefully redecorated throughout, the property is presented to an exceptional standard and offers stylish, ready to move into property.

Benefitting from gas central heating and double glazing throughout, the accommodation briefly comprises an inviting entrance hallway, a bright and spacious lounge with an attractive bay window, a separate dining room with French doors opening onto the delightful rear garden and open plan access to a well appointed fitted kitchen.

To the first floor are two generous double bedrooms, with the principal bedroom benefitting from a walk-in wardrobe, together with a spacious and well appointed family bathroom.

Outside, the property enjoys an attractive foregarden and a driveway providing off road parking, leading to a detached outbuilding offering excellent storage space. A true highlight of this superb home is the beautifully landscaped and mature rear garden, offering a private and peaceful setting ideal for relaxing or entertaining.

Ladywood Road is situated within the highly desirable residential area of Kirk Hallam, Derbyshire. The property is within easy walking distance of a variety of local shops, supermarkets, cafés and everyday amenities.

For commuters, the location offers superb transport links with straightforward access to the A6, A38, A52, A610, M1 Junction 26, Nottingham & Derby and beyond.

Available 28th August 2026 and Long Term.

## THE ACCOMMODATION

## GROUND FLOOR

Entrance through a brick archway into:

### Open Entrance Porch

With period tiled floor and composite double glazed entrance door leading into the entrance hallway.

### Entrance Hallway

13' x 5'8" (3.96m x 1.73m)

Fitted with an engineered oak floor, staircase leading to the first floor landing with open spindles and painted wood hand rail, central heating radiator, alarm key pad, smoke alarm, wall mounted heating control and panelled doors giving access to the lounge, dining room, downstairs WC and useful utility cupboard.



### Utility Cupboard

5'7" x 2'5" (1.70m x 0.74m)

Having an engineered oak floor, appliance space with roll edge laminated work surface over, wall mounted Main combination boiler, built-in shelving, built-in coat hooks and wall mounted electric fuse box.

### Downstairs WC

Fitted with a two-piece white suite comprising a low level WC, corner ceramic wash hand basin, ceramic tiled splash-backs, tiled floor, central heating radiator, extractor fan and a PVCu obscure double glazed window to the side elevation.



### Stylish Lounge

13'2" into bay x 10'9" into recess (4.01m into bay x 3.28m into recess)

Fitted with a beautiful period style fireplace with cast iron fire surround, granite hearth and a painted wooden surround, two wall light points, wooden picture rail, central heating radiator, BT Open Reach internet connection, Virgin media connection, TV point and a PVCu double glazed bay window to the front elevation.





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