



Longfield Lane  
Ilkeston, Derbyshire DE7 4DD

A THREE BEDROOM SEMI DETACHED  
HOUSE.

**£250,000 Freehold**





Set back from the road on a larger than average garden plot is this traditional three bedroom semi detached house.

Offering spacious family accommodation with a homely feel and the benefit of gas fired central heating served from a combination boiler and double glazed windows throughout.

The accommodation comprises entrance hall, lounge, separate dining room which leads through to the fitted kitchen and the property enjoys a conservatory. The hallway also provides access to the ground floor bathroom. A dog-leg staircase leads to the first floor where there are three generously proportioned bedrooms and cloaks/WC.

Situated in this highly regarded residential suburb, great for families and commuters alike. Hallam Fields Junior School is just a short walk from the property, as is a regular bus service. Further local amenities are close by, as well as the market town centre of Ilkeston. Road networks lead to Nottingham and Derby for those looking to commute.

Sat proud above the main road with comanding views from the front over the local area. Having off-street parking for two vehicles, the property enjoys larger than expected rear gardens, great for families to play and enjoy the Summer months.

An internal viewing is recommended to appreciate the size of the accommodation on offer.



### ENTRANCE PORCH

Double glazed window and front entrance door with further door leading to hallway, stairs leading to the first floor, doors to lounge, dining room and bathroom.

### LOUNGE

11'10" x 11'5" (3.61 x 3.49)

Gas fire and surround, radiator, double glazed bay window to the front.

### DINING ROOM

14'7" x 11'1" (4.46 x 3.40)

Currently used as a second sitting room/family room. Radiator, double glazed French doors leading to the conservatory, door to kitchen.

### KITCHEN

15'1" x 8'1" (4.6 x 2.48)

Range of fitted wall, base and drawer units with worktops and inset stainless steel sink unit with single drainer. Built-in electric double oven, gas hob, extractor hood over. Plumbing and space for washing machine, further space for tumble dryer, appliance space, double glazed windows to the side and rear, door to conservatory.

### CONSERVATORY

12'7" x 8'7" (3.86 x 2.64)

uPVC double glazed construction, radiator, double glazed French doors opening to the rear garden.

### FAMILY BATHROOM

Incorporating a modern three piece suite comprising wash hand basin with vanity unit, low flush WC, bathtub with thermostatically controlled shower and screen over. Tiling to walls, radiator, double glazed window.

### FIRST FLOOR LANDING

Doors to bedrooms and cloaks/WC.

### CLOAKS/WC

Housing a low flush WC.

### BEDROOM ONE

11'10" x 11'5" (3.61 x 3.49)

Fitted wardrobes, radiator, double glazed window to the front.

### BEDROOM TWO

14'8" x 11'1" (4.48 x 3.40)

Radiator, double glazed window to the rear.

### BEDROOM THREE

11'4" x 8'0" (3.46 x 2.46)

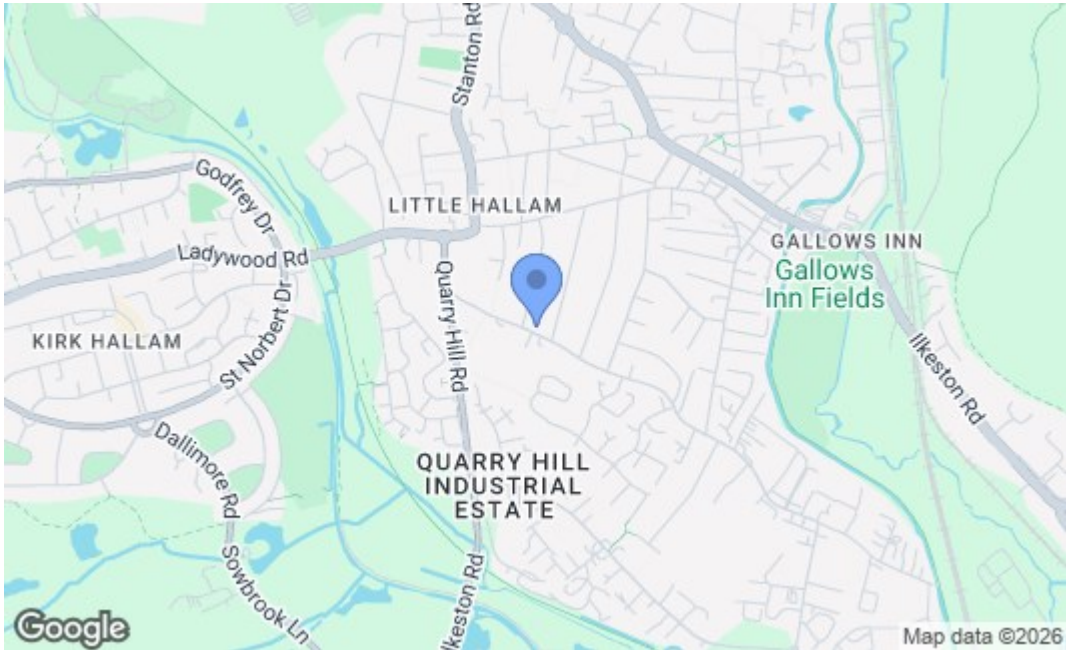
Radiator, built-in airing cupboard housing gas combination boiler (for central heating and hot water).

### OUTSIDE

The property is set back from the road with a walled-in front garden laid to lawn flanked with shrubs. There is a driveway providing off-street parking for at least two vehicles with gated access to the side to a further hard standing area and access to the rear garden. The rear garden is of a generous size and offers mature garden space with patio area, various bedding, section of garden laid to lawn, mature shrubs.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.