



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Tuesday 12th May 2026



LADY LEA ROAD, HORSLEY WOODHOUSE, ILKESTON, DE7

Hannells

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Useful Information:

- > Deceptively Spacious And Well-Appointed Home
- > Open Views To Front Elevation
- > Four Bedrooms, Family Bathroom And En-Suite Shower Room
- > EPC Rating C, Standard Construction
- > Council Tax Band B, Freehold

Property Description

A deceptively spacious and significantly extended end-terrace home, offering versatile and well-proportioned accommodation throughout. The property features two generous reception rooms, a well-sized living/breakfast kitchen, and four bedrooms—three of which are doubles, including a principal bedroom with en-suite shower room. Externally, the home benefits from a pleasant rear garden, off-road parking, and far-reaching views from the front elevation. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- entrance porch, reception hallway, utility room, cloakroom/WC, fitted living/breakfast kitchen with integrated appliances and French doors to the rear garden. There are two reception rooms and conservatory. To the first floor the landing provides access to four good-size bedrooms, master bedroom having an en-suite shower room and family bathroom incorporating a roll top bath. Outside, the property occupies a corner plot position, the front enjoys far reaching views, the enclosed rear garden is ideal for entertaining and there is off-road parking to the head of the garden. Horsley Woodhouse is well situated for local amenities including shops, local village schools, Morley Hayes, Horsley Lodge and Breadsall Priory golf clubs together with access for Belper, Derby and Nottingham respectively and road/transport links.

Room Measurement & Details

- Entrance Porch: (6'0" x 2'7") 1.83 x 0.79
- Entrance Hall: (2'9" x 8'0") 0.84 x 2.44
- Utility Room: (6'6" x 5'5") 1.98 x 1.65
- Cloaks/WC: (6'0" x 2'4") 1.83 x 0.71
- Living/Breakfast Kitchen: (12'3" x 14'2") 3.73 x 4.32
- Dining Room: (13'3" x 10'7") 4.04 x 3.23
- Conservatory: (9'0" x 9'6") 2.74 x 2.90
- First Floor Landing: (10'8" x 2'7") 3.25 x 0.79
- Bedroom One: (13'1" x 9'2") 3.99 x 2.79
- En-Suite Shower Room: (8'7" x 3'11") 2.62 x 1.19
- Bedroom Two: (12'3" x 9'4") 3.73 x 2.84
- Bedroom Three: (13'1" x 8'7") 3.99 x 2.62
- Bedroom Four: (9'5" x 7'5") 2.87 x 2.26
- Bathroom: (9'5" x 5'4") 2.87 x 1.63

Outside:

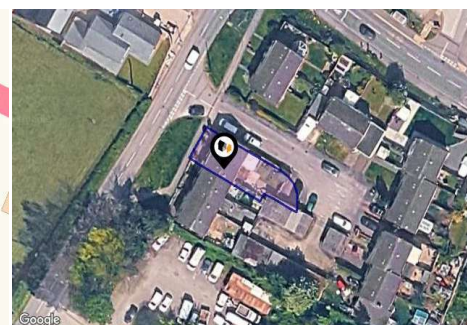
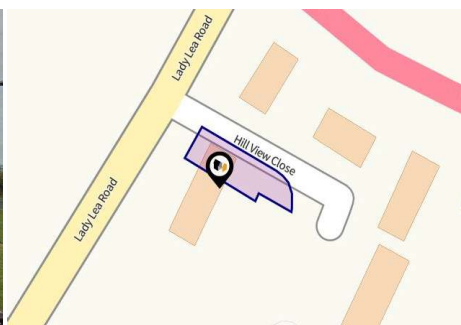
The property occupies a corner plot position with gardens to both front and rear elevations. The rear garden is enclosed and ideal for entertaining having a paved patio area and lawned area. There is gated access to the head of the garden providing access to off-road parking and a store. Electric car charging point.

Buyer Information:

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person.
2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long distance to view.
3. Measurements: All measurements are approximate and provided for guidance only.
4. Services: Services,

equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections. 5. These details are given in good faith but do not form part of any offer or contract. Powered by **aprift** Know any property instantly

Property Overview



Property

Type:	Terraced
Bedrooms:	4
Floor Area:	1,205 ft ² / 112 m ²
Plot Area:	0.05 acres
Year Built :	1976-1982
Council Tax :	Band B
Annual Estimate:	£1,873
Title Number:	DY109206

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	2000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address



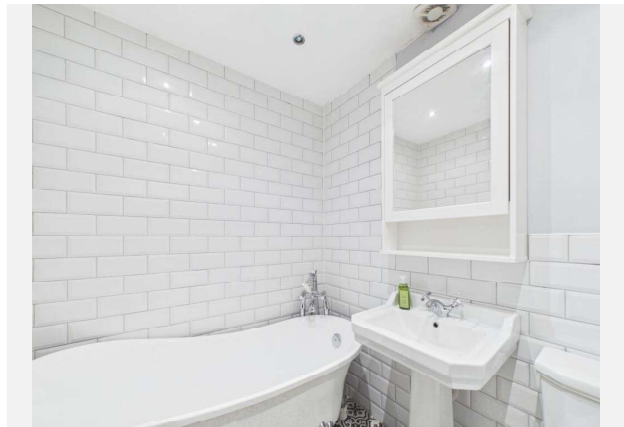
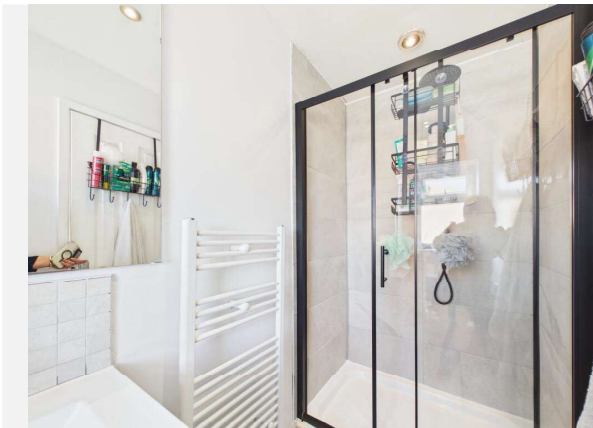
Planning records for: *Lady Lea Road, Horsley Woodhouse, Ilkeston, DE7*

Reference - AVA/2007/0413	
Decision:	Application Approval
Date:	29th March 2007
Description:	2 storey extension to side of property

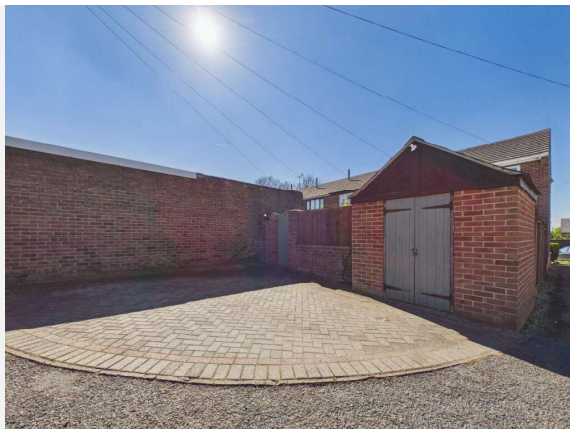
Gallery Photos



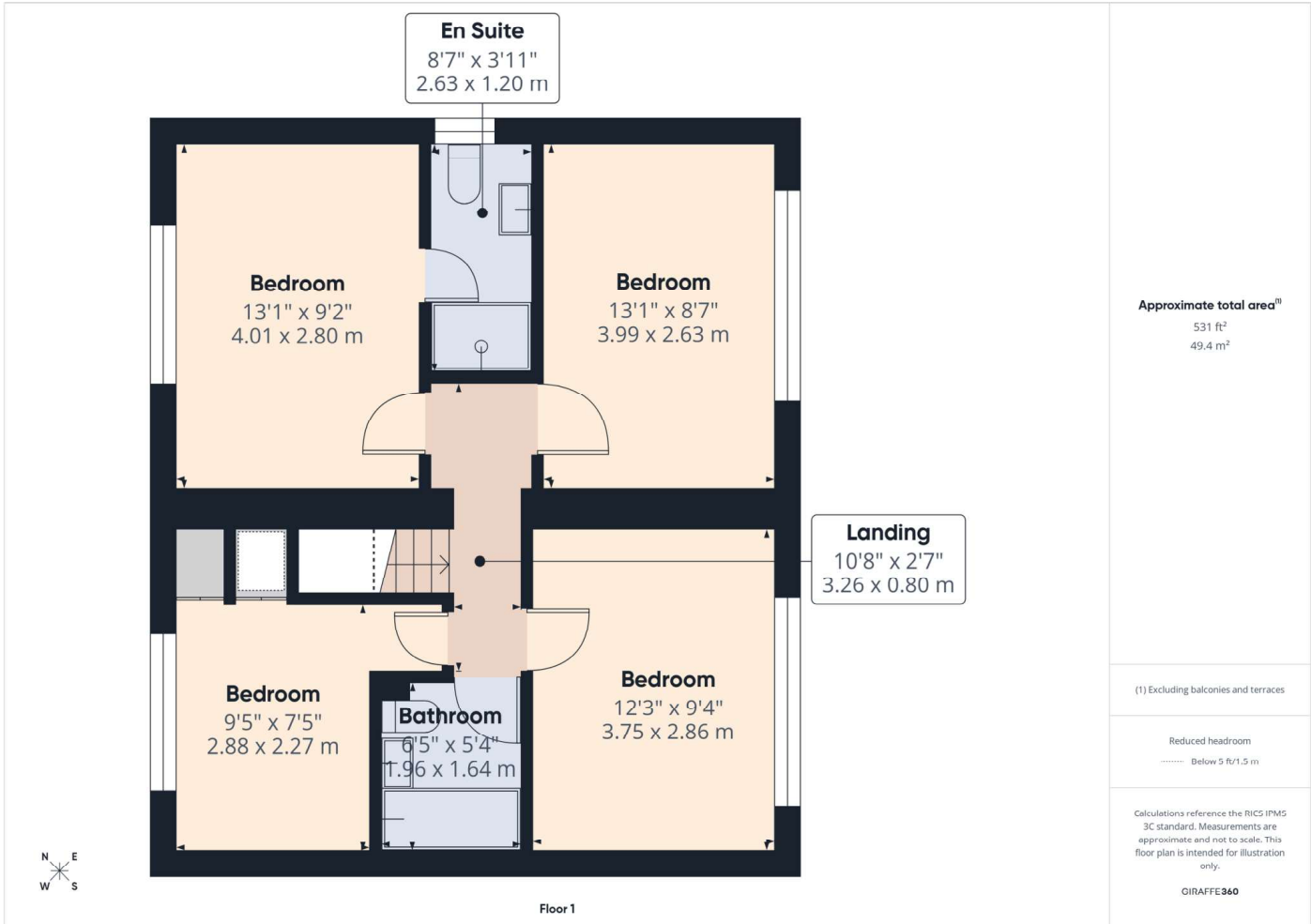
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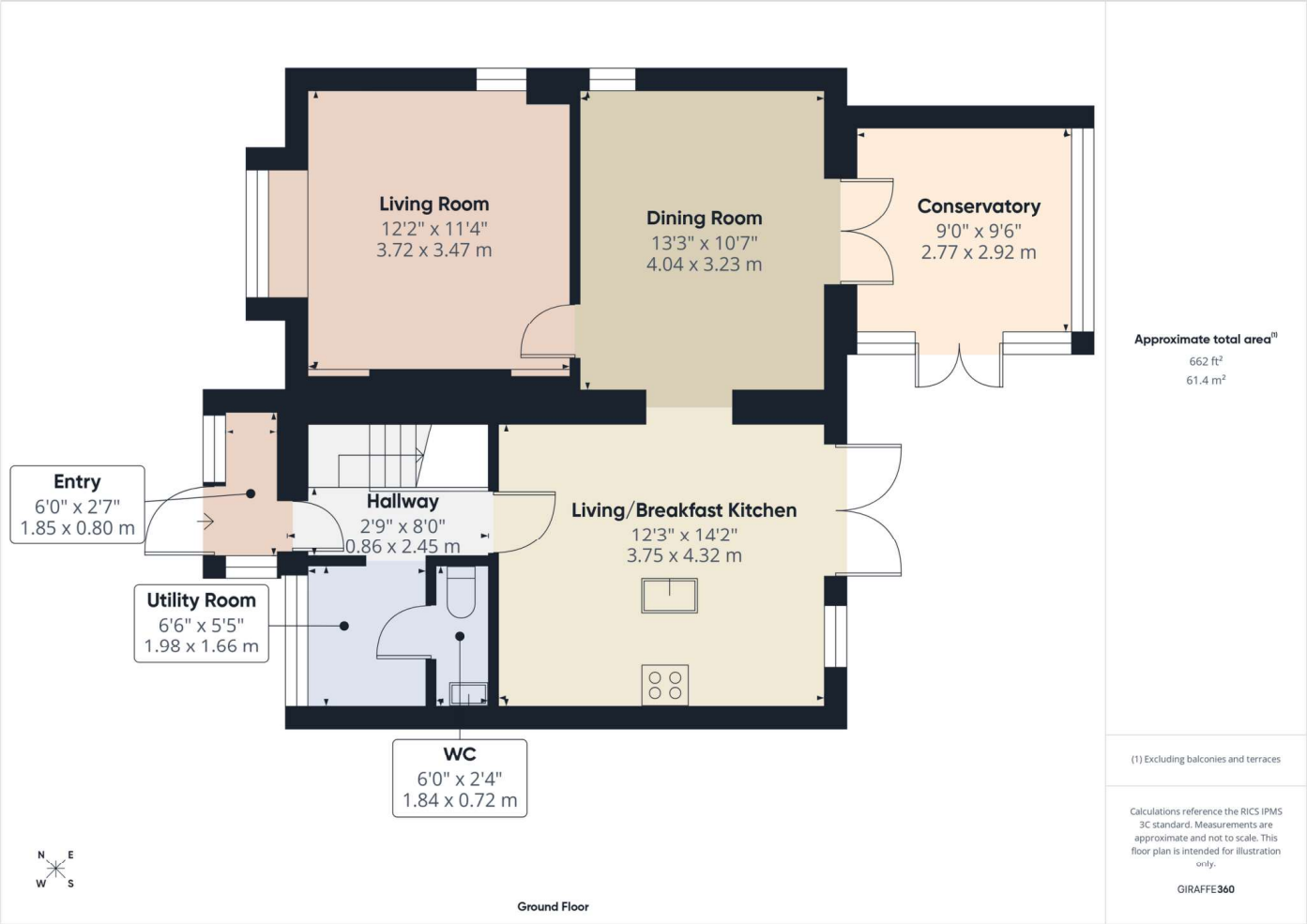
Gallery Photos



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Property EPC - Certificate



Energy rating

C

Valid until 23.04.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	End-terrace house
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Cavity wall, as built, partial insulation (assumed)
Roof:	Pitched, 175 mm loft insulation
Roof Energy:	Pitched, 175 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	112 m ²



Hannells

Hannells was founded in 2003 by Alison and Michael Brain, inspired by a desire to transform estate agency standards in Derby. Now one of Derby's best-known family-run businesses, we operate six branches across the suburbs, delivering award-winning service with a personal touch.

As Derby's top-selling estate agency since 2005, we've earned thousands of genuine, 5-star reviews and prestigious accolades like AllAgents Best Estate Agency in the UK (2024). Our combination of expert local knowledge, tailored advice, and cutting-edge technology sets us apart from the many larger chains.

We're also proud to support our community through various charitable events and initiatives such as providing meals and clothing to local people in need. At Hannells, we're passionate about making your moving experience seamless, stress-free, and successful—because prope

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Testimonials



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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Data Quality

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