



Longfield Lane  
Ilkeston, Derbyshire DE7 4DX

**£265,000 Freehold**

A THREE BEDROOM SEMI DETACHED  
HOUSE.



A surprisingly spacious period three bedroom semi detached house. Situated in a slightly elevated position with expansive rear gardens, this early 20th Century property has many original features such as a spacious welcoming hallway with feature dog-leg staircase and period fireplaces to both reception rooms, as well as one of the bedrooms.

The property benefits from off-street parking to the front and a substantial rear garden with brick outbuildings.

Situated in this highly regarded residential suburb, the property is only a minute's walk to Hallam Fields Junior School. The property also offers great commutability, with good road networks leading to Nottingham and Derby.

This property offers fantastic long term potential for growing families and an internal viewing is recommended.



## ENTRANCE HALL

Feature dog-leg staircase leading to the first floor, radiator, archway to kitchen and door to lounge.

## LOUNGE

14'1" x 11'10" (4.3 x 3.61)

Period cast iron fireplace, radiator, bay window to the front.

## KITCHEN

13'4" x 8'1" (4.07 x 2.48)

Range of fitted wall, base and drawer units with worktops and inset single bowl sink unit with single drainer. Built-in electric oven, gas hob, appliance space, understairs store cupboard, radiator, window and door to rear porch, open to dining room.

## DINING ROOM

13'0" x 11'10" (3.97 x 3.63)

Cast iron fireplace, French doors leading to the rear garden.

## FIRST FLOOR LANDING

Accessed from a dog-leg staircase, window.

## BEDROOM ONE

13'1" x 11'10" (4 x 3.61)

Fitted wardrobes, window to the rear.

## BEDROOM TWO

12'0" x 11'11" (3.67 x 3.64)

Cast iron fireplace, window to the front.

## BEDROOM THREE

9'2" reducing to 6'3" x 8'1" (2.81 reducing to 1.93 x 2.48)

Fitted cupboard, radiator, window to the front.

## BATHROOM

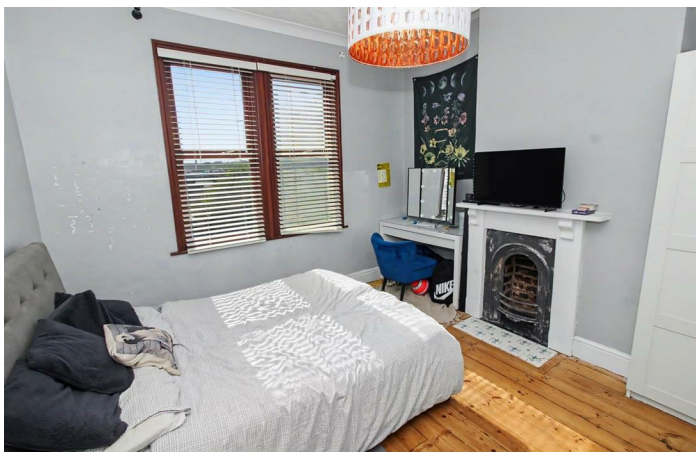
8'3" x 8'0" (2.53 x 2.46)

Three piece suite comprising wash hand basin, low flush WC and bath with shower over. Built-in linen cupboard housing gas boiler (for central heating and hot water). Heated towel rail, window.

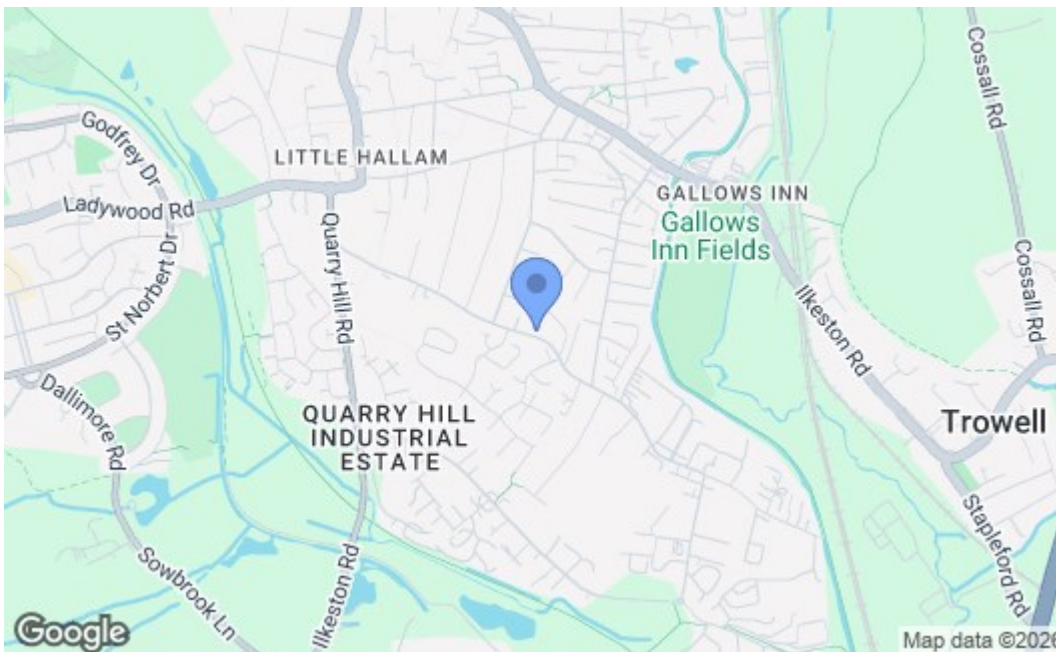
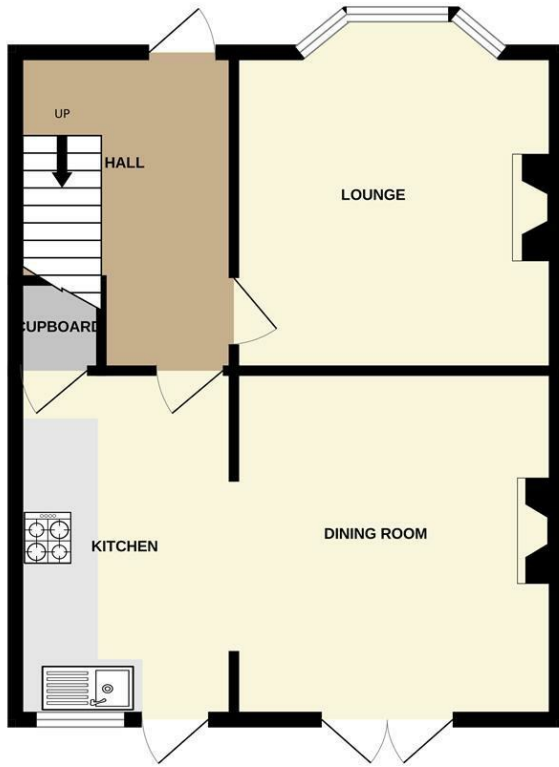
## OUTSIDE

The property is set back from the road in a slightly

elevated position with forecourt providing off-street parking for at least one vehicle. There is a further gravel hard standing area. A retaining wall provides raised bedding, steps lead to the front door and pedestrian access runs along the side of the property with gate to rear garden. The rear garden is of a generous size and enclosed, landscaped with a variety of themed areas, including a patio, Japanese style raised bedding and garden area, pathway running through to the next stage of the garden where there is a lawn and shrubs. At the foot of the plot there are soft fruit and vegetable patches. There are various brick outbuildings.



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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			
<b>England &amp; Wales</b>		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.