



Lower Stanton Road  
Ilkeston, Derbyshire DE7 4LN

**Guide Price £325,000 Freehold**

A SUBSTANTIAL VICTORIAN, BAY  
FRONTED 1890'S CONSTRUCTED AND  
SINCE EXTENDED, FIVE BEDROOM  
STRUCTURALLY DETACHED HOUSE



A SUBSTANTIAL VICTORIAN, BAY FRONTED 1890'S CONSTRUCTED AND SINCE EXTENDED, FIVE BEDROOM STRUCTURALLY DETACHED HOUSE.

Robert Ellis have great pleasure in bringing to the market this original 1890's structurally detached and since extended in the early 1900's, five bedroom bay fronted property situated within walking distance of Ilkeston centre.

With generous accommodation over two floors, comprising a spacious almost 9m length hallway with useful ground floor w.c., bay fronted living room, sitting room, dining area, kitchen, utility room and rear lobby/porch to the ground floor. The first floor landing then provides access to five separately accessed bedrooms, bathroom and useful storage cupboard.

Other benefits to the property include gas central heating from combi boiler, double glazing, off street parking with car port, generous garden space with extremely useful garden outbuildings and storage space.

The property itself is located within close proximity of excellent nearby schooling for a variety of ages, good transport links including the Ilkeston train station and Nottingham to Derby bus service, there is also easy access to a variety of shops and services including Morrison's superstore, various health centres and open countryside such as the Nutbrook Trail being only a short walk away.

Due to the overall size of the building over two floors, we believe the property would make an ideal and substantially long term family home and we would highly encourage an internal viewing to fully appreciate all on offer.



### Entrance Hall

28'10" x 7'11" approx (8.8m x 2.43m approx)

Feature composite front entrance door with inset diamond shaped panels with etched door number glass above the front door. Radiator, turning staircase rising to the first floor with decorative wood spindle balustrade, laminate flooring, coving, decorative archway and doors to living room, sitting room, kitchen and ground floor w.c.

### Ground Floor w.c.

5'9" x 2'10" approx (1.76m x 0.88m approx)

Two piece suite comprising push flush w.c. and wash hand basin. Tiling to the walls, spotlights and wall mounted mirror fronted storage cabinet.

### Lounge

16'6" x 13'4" approx (5.04m x 4.08m approx)

With walk-in double glazed high framed box bay window to the front, radiator, picture rail, media points and feature fireplace with tiled hearth. Double doors with glazed panels that open out to:

### Sitting Room

16'0" x 13'4" approx (4.89m x 4.07m approx)

Double glazed Georgian style French doors opening out to the rear garden patio, central chimney breast with decorative fireplace set on a tiled hearth, picture rail, solid wood parquet flooring and double doors with glazed panels either side that open back through to the lounge.

### Dining Area

15'11" x 13'1" approx (4.87m x 4.01m approx)

Double glazed Georgian style window to the rear, radiator, doors to the hallway and utility and archway to kitchen. Ample space for a dining table and chairs, parquet flooring and central chimney breast with inset multi fuel burning stove with decorative brick surround and tiled hearth.

### Kitchen

15'10" x 7'6" approx (4.84m x 2.3m approx)

The kitchen is equipped with a matching range of fitted base and wall storage cupboards with ample roll top butchers block style work surfaces with in-built Belfast sink unit with central mixer tap and decorative tiled splashbacks, space for a Range cooker with fitted Range Master extractor canopy over, space for an American style fridge freezer, double glazed Georgian style window to the rear, radiator, coving and archway through to the dining area.

### Utility Room

12'2" x 4'7" approx (3.71m x 1.42m approx)

Equipped with a matching range of fitted base and wall storage cupboards with roll edged work surfaces incorporating a single sink and draining board with mixer tap and tiled splashbacks. Plumbing and space for an under counter washing machine, dishwasher and tumble dryer, wall mounted gas central heating combi boiler, wall mounted electrical consumer box and wooden flooring.

### Rear Lobby/Porch

8'1" x 4'3" approx (2.48m x 1.32m approx)

Panel and glazed door access to outside, Georgian style windows to the side and rear and fixed shelving.

### L Shaped First Floor Landing

With doors to all bedrooms and bathroom, coving, stained glass sash window with fitted blind, picture rail, coving, decorative wood spindle balustrade, radiator, spotlights and loft access point to a partially boarded and insulated loft space.

### Inner Landing

The inner L shaped part of the landing offers a second radiator, additional spotlights, further coving, double glazed Georgian style window to the front and a useful walk-in storage cupboard.

### Bedroom 1

16'4" x 13'5" approx (5m x 4.09m approx)

Double glazed Georgian style window to the rear overlooking the rear garden with fitted roller blinds, radiator and coving.

### Bedroom 2

13'3" x 12'5" approx (4.06m x 3.8m approx)

Double glazed Georgian style window to the front with fitted blinds, radiator, coving, decorative fireplace and power points with in-built USB charging point.

### Bedroom 3

13'2" x 10'7" approx (4.02m x 3.23m approx)

Double glazed Georgian style window to the rear with fitted roller blind, radiator, coving, additional loft hatch point, decorative fireplace with tiled hearth and laminate flooring.

### Bedroom 4

12'8" x 10'5" approx (3.87m x 3.2m approx)

Double glazed Georgian style window to the rear with far reaching views beyond, radiator, coving and laminate flooring.

### Bedroom 5

7'9" x 7'8" approx (2.38m x 2.36m approx)

Double glazed Georgian style window to the front, radiator and spotlights.

### Bathroom

11'10" x 4'9" approx (3.62m x 1.46m approx)

Four piece suite comprising separate walk-in tiled shower cubicle area with dual attachment mains ran shower, separate panelled bath with central mixer tap, wash hand basin with mixer tap with double storage cabinet beneath and hidden cistern push flush w.c. Tiling to the walls, double glazed Georgian style window to the side, vertical radiator, tiled floor, spotlights and extractor fan.

### Outside

To the front of the property there is a lowered curb entry point from the road leading to a driveway and car port, stepped access leading to the front entrance door and raised and planted front garden housing a variety of bushes and shrubbery. Gated pedestrian access leading to and from the car port area.

The rear garden is of a good generous overall size being enclosed by timber fencing with concrete posts and gravel boards and brick pillared walls to the boundary line. There is a planted rockery, flower bed, good size paved patio area ideal for entertaining, pathway leading towards the foot of the plot, generous size lawn, access to a good size timber storage shed with power and lighting points, external coal house and w.c. and door access into the garden room. There are external lighting points and a water tap.

### Garden Room

18'11" x 17'6" approx (5.78m x 5.34m approx)

With power, lighting and in-built speakers, door to:

### Rear Storage Area

18'11" x 8'8" approx (5.78m x 2.65m approx)

Making a fantastic storage space or could be put to further uses, depending on the needs of the onward purchaser.

### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Unknown

Phone Signal – Unknown

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

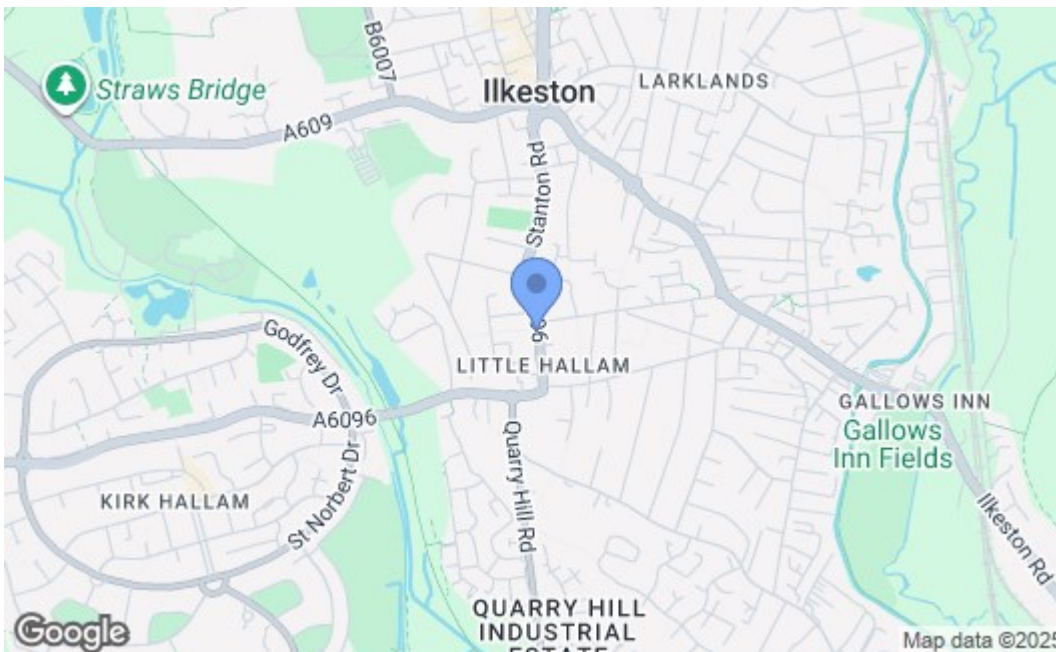
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



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ESTATE AGENTS



### Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>81</b>
	<b>56</b>	

### England & Wales EU Directive 2002/91/EC Environmental Impact (CO<sub>2</sub>) Rating

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.