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# Lambton Close, Ilkeston, DE7 8NB

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## £950 PCM



# Lambton Close, Ilkeston, DE7 8NB

3 bedrooms
1 bathroom
1 reception room

## £950 PCM

Available From: Now
Security Deposit: 5 Weeks Rent
Council Tax Band: A

- Semi Detached House
- Upvc Double Glazing
- Gas Central Heating
- Refitted Kitchen
- Three Bedrooms
- Gardens
- Driveway

A Well presented semi detached home. Benefits include : UPVC double glazing, gas central heating,fitted kitchen and off street parking. In brief the property comprises : Entrance Hall, fitted Kitchen, lounge. First floor landing, three bedrooms and a modern bathroom. Outside there are gardens to both front and rear with a driveway to side providing off street parking.

**Entrance Hall**

UPVC double glazed door, stairs to the first floor landing and a radiator.

**Lounge / Diner**

14'7" x 14'4" (4.45m x 4.37m)

Coal effect gas fire with a surround back and hearth, door to under stairs storage cupboard, radiator and UPVC double glazed slide and tilt doors to the rear aspect.

**Kitchen**

8'2" x 8' (2.5m x 2.44m)

Fitted with a range of base and eye level units with roll top work surfaces. Built in double oven and hob with extractor hood over. Plumbing and space for a washing machine, single drainer sink unit with one and a half bowls and a UPVC double glazed window.

**Landing**







Access to loft space, radiator and an airing cupboard.

**Bedroom One**

10'9" x 8'1" (3.28m x 2.46m)

UPVC double glazed window and a radiator.

**Bedroom Two**

11'9" x 5'9" (3.58m x 1.75m)

UPVC double glazed window and a radiator.

**Bedroom Three**

7'1" x 6'2" (2.16m x 1.88m)

UPVC double glazed window and a radiator.

**Bathroom**

Bath with shower over, pedestal hand wash basin, low flush WC, tiled walls and floor, radiator and a UPVC double glazed window.

**Front**

Mainly laid to lawn with a driveway running along the side allowing off road parking.

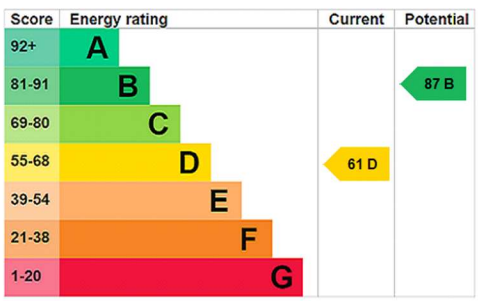
**Rear**

Paved patio area leading to a stone gravelled garden with wooden fencing and a timber built shed.





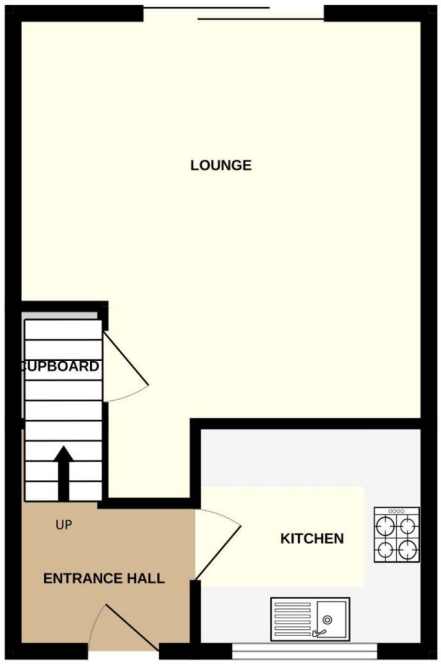



Score
Energy rating
Current
Potential
92+
A
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
61 D
87 B

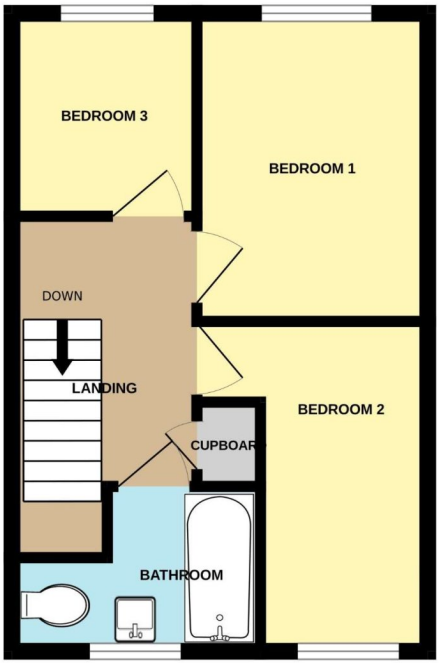




GROUND FLOOR




1ST FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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