

whitegates



Allendale, Ilkeston, DE7 4LE



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EPC

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£950 PCM



Allendale, Ilkeston, DE7 4LE

2 bedrooms
1 bathrooms
1 reception rooms

£950 PCM

Available From: **TBA**
Security Deposit: **5 Weeks Rent**
Council Tax Band: **B**

- Detached Bungalow
- Two Bedrooms
- Sought Ater Location
- Gas C/H, UPVC Double Glazed
- Good Size Conservatory
- Gardens Front & Rear
- Driveway & Garage

Detached bungalow in a very sought after location and benefitting from gas central heating, UPVC double glazing and a conservatory. Entrance lobby, inner hall, lounge, conservatory and a refitted kitchen. Two bedrooms and a shower room. Gardens to front and rear, off road parking and a garage.

Entrance Lobby

UPVC double glazed door to the front aspect.

Inner Hall

Access to the loft space.

Lounge

11' x 10'8" (3.35m x 3.25m)

Fireplace with surround, wooden floor, radiator, UPVC double glazed double doors with side windows into the conservatory.

Conservatory

10'11" x 8'11" (3.33m x 2.72m)

UPVC double glazed double doors and windows to the rear aspect, wooden floor and two radiators.

Kitchen

10'5" x 9'5" (3.18m x 2.87m)

Refitted with a range of modern fitted base and eye level kitchen units with roll top work surfaces and tiled splash areas. Four ring gas hob set into the work surface with extractor hood over and fitted oven below. Stainless steel single drainer sink unit, plumbing and space for a washing machine. Wall mounted combination gas boiler, radiator and a UPVC double glazed window to the front aspect.

Bedroom One

12'8" x 10'11" (3.86m x 3.33m)

UPVC double glazed window to the front aspect and a radiator.

Bedroom Two

10'5" x 7'6" (3.18m x 2.29m)

UPVC double glazed window to the rear aspect and a radiator.

Shower Room

7'5" x 5'11" (2.26m x 1.8m)

Step in shower cubicle, low flush WC, pedestal hand wash basin and tiled splash areas. Radiator and a UPVC double glazed obscure window to the side aspect.

Front

Front garden with off road parking and gated pedestrian access along the side of the property to the rear.

Garage

15'5" x 7'3" (4.7m x 2.2m)

UPVC double glazed double doors to the front and a UPVC double glazed door and window to the rear garden.

Rear

Paved rear garden for ease of maintenance having wooden fencing.



GROUND FLOOR
712 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA : 712 sq.ft. (66.1 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these lettings particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential tenants are advised to recheck the measurements.

