

High Lane Central, West Hallam,  
Ilkeston, DE7

**Asking Price: £400,000**

**Tenure: Freehold**



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Location, Location, Location !  
Family home in prime location, not rear to come up the let .  
Accommodation arranged over two floor includes :-  
Large entrance hall, Lounge over looking the garden, family bathroom with four piece suite. Two bedrooms to the first floor and Double bedroom to first floor with e-suite shower room. Home office/ playroom with separate WC.

Description

Upon entering this modern, refurbished home there is an entrance hallway which gives access to the two ground floor bedrooms, living room backing onto the garden and fitted dining kitchen offering lots of space and plenty of light. There is also a tiled four piece bathroom suite. Upstairs there is large double bedroom with separate en suite shower room. Outside there a block paved driveway off road parking for several cars and a generous rear garden taking in the open views of countryside to the side and rear. There is also an additional home office/ playroom which takes in views of the garden and has its own separate WC.

Location

Situated on High Lane central before The Bottle Kiln on the main road going out towards Stanley and Morley. This is a great location and walking distance of Scargill School, The Bottle Kiln is always open for teas and coffees and there is a play area and local community centre round the corner

Entrance Hall

20'6" x 4'10" (6.25m x 1.47m)  
Double glazed door to front elevation, and cloaks cupboard and stairs raising to first floor landing.

Lounge

13' x 16'4" (3.96m x 4.98m)

Double glazed patio doors to rear garden taking in views over open countryside.

Fitted Dining Kitchen

Fitted with a range of wall and base units incorporating a sink , range cooker, dishwasher, fridge freezer and washing machine.

Ground floor Bathroom

5'6" x 3.45 (1.68m x 3.45)  
Having a double glazed window to rear elevation, Fitted with four piece suite with quadrant shower, heated towel rail and fully tiled.

Bedroom 2

11'5" x 12' (3.48m x 3.66m)  
Double glazed window to front elevation and radiator.

Bedroom 3

11'11" x 10'11" (3.63m x 3.33m)  
Double glazed window to front elevation and radiator.

Landing

Bedroom 1

13'6" x 15'3" (4.11m x 4.65m)  
Double glazed triple windows to rear looking over open countryside. Stoplights to ceiling and storage into eaves. Door to :-

En-suite Shower room.

Double glazed Velux window to rear elevation, Vanity wash hand and built in WC. Heating towel rail and tiled walls.

Rear Garden

Extensive patio incorporating panoramic views to the side and rear over open field. Having steps leading down to an enclosed lawn with shrub borders and storage shed. There is also a feature patio leading to :-

Office / Family garden room

9'8" x 17'4" (2.95m x 5.28m)  
Double glazed window to front elevation, laminate flooring and power and light. Bifold doors to rear garden and door to :-

Separate WC

3'1" x 4'6" (0.94m x 1.37m)  
Having a slimline sink incorporating a WC.

Council

Erewash borough Council  
Band E

Tenure

Freehold

All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

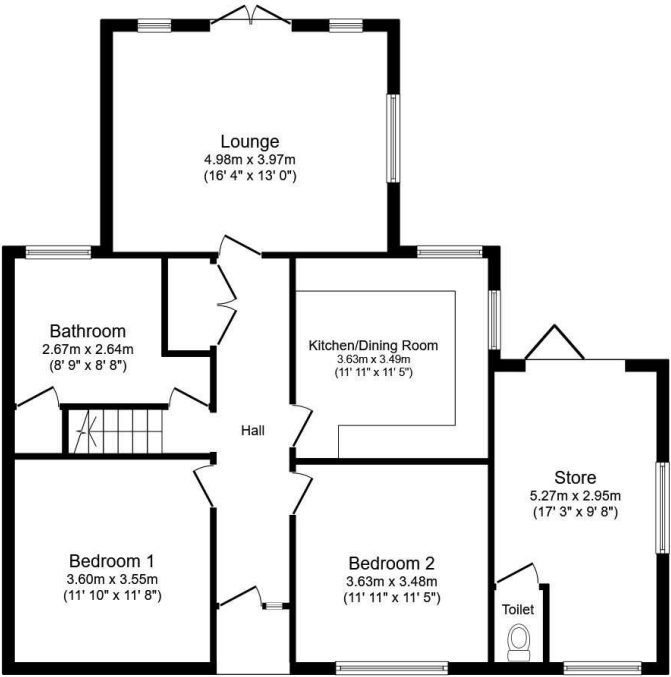
Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.

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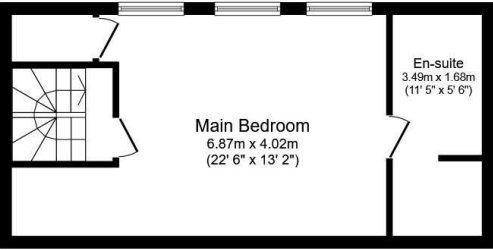
All Measurements



For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 133.5 sq.m. (1,437 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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