

53 Kniveton Park, Ilkeston, Derbyshire, DE7 5FD



£379,950

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Margi Willis Estates are delighted to offer to the market this well presented detached home situated in this popular location. The accommodation in brief comprises: Entrance hallway, guest cloaks-w.c, front sitting room, rear sitting room, dining kitchen, utility room, four bedrooms and family bathroom. Outside there are gardens to the front and rear driveway and garage. Internal viewing is essential.

Entrance Hallway

With cloaks cupboard, radiator, stairs leading up to the first floor landing.

Guest Cloaks

With low level w.c, wall mounted wash hand basin, radiator, leaded double glazed window to the side elevation.

Front Sitting Room

15'5" x 14'7" (4.70m x 4.45m)

With leaded double glazed bay window to the front elevation, leaded double glazed window to the side elevation, radiator, feature tiled fireplace with open working fire, parquet floor covering.

Rear Sitting Room

14'4" x 10'2" (4.37m x 3.10m)

With leaded double glazed bay window to the side elevation, radiator, leaded double glazed window and door to the rear elevation, parquet floor covering.

Dining Kitchen

23'7" x 9'8" (7.19m x 2.95m)

With a range of wall, base and drawer units incorporating roll edged working surfaces over, one and a half bowl sink unit with mixer tap over and tiled splash backs, integrated fridge and dishwasher, leaded double glazed window and door to the rear elevation.

Inner Hallway

with access to garage and utility room.

Utility Room

6'8" x 6'5" (2.03m x 1.96m)

With plumbing for automatic washing machine, radiator, tiling to the floor, leaded double glazed window to the front elevation.

Landing

With access to the loft with ladder being part boarded, deep storage cupboard with light, radiator.

Bedroom One

13'10" x 11'7" (4.22m x 3.53m)

With leaded double glazed window to the front elevation, leaded double glazed window to the side elevation, radiator.

Bedroom Two

14'6" x 10'8" (4.42m x 3.25m)

With leaded double glazed window to the rear elevation, radiator.

Bedroom Three

17'7" x 9'7" (5.36m x 2.92m)

With leaded double glazed window to the rear elevation, radiator.



Bedroom Four

8'7" x 7'2" (2.62m x 2.18m)

With over the stairs storage cupboard, radiator, leaded double glazed window to the front elevation.

Bathroom

8'7" x 6'7" (2.62m x 2.01m)

Comprising a four piece suite of low level w.c, vanity wash hand basin, paneled bath with electric shower above, tiling to the walls and floor, radiator, leaded double glazed window to the rear elevation.

Outside

To the front of the property there is a shaped lawn with mature shrubs and trees, at the side of this there is a paved driveway leading the garage which measures: 18' x 9'5" maximum with light and power, housing combination gas boiler, with roller door. At the rear there is an enclosed garden with paved patio shaped lawn with mature shrubs and trees.

Anti Money Laundering Regulations

All intending purchasers of a property being marketed by Margi Willis Estates will be required to provide copies of their personal identification documentation to comply with the current money laundering regulations. We ask for your prompt and full co-operation to ensure there is no delay in agreeing the sale of a property.

Conveyancing

We can provide you with a conveyancing quotation for your sale and/or purchase upon request. MWE is partnered with Move With Us Ltd. conveyancing, a referral fee is paid upon completion only, which is one hundred and eighty one pounds (this includes completion fees and Incentives)

Disclaimer

Please note: These property particulars do not constitute or form part of the offer or contract. All measurements are approximate. Any appliances or services to be included in the sale have not been tested by ourselves and accordingly we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these particulars or floor plans are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or perusal of the title to the property or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make, warrant or give, neither do Margi Willis Estate Agents and any persons in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property

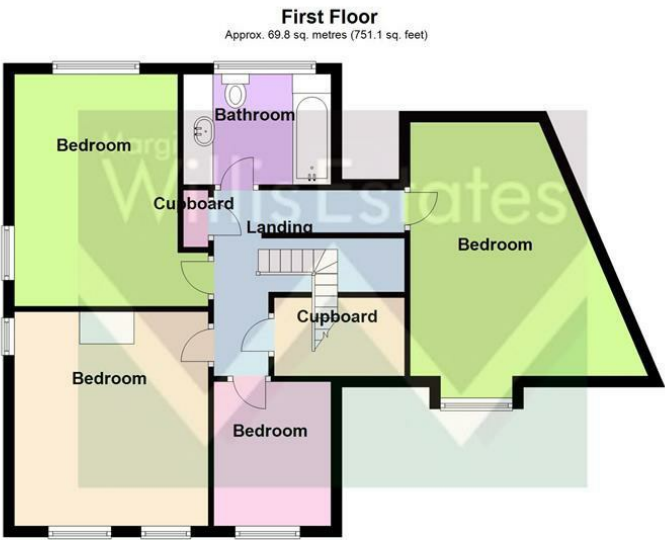
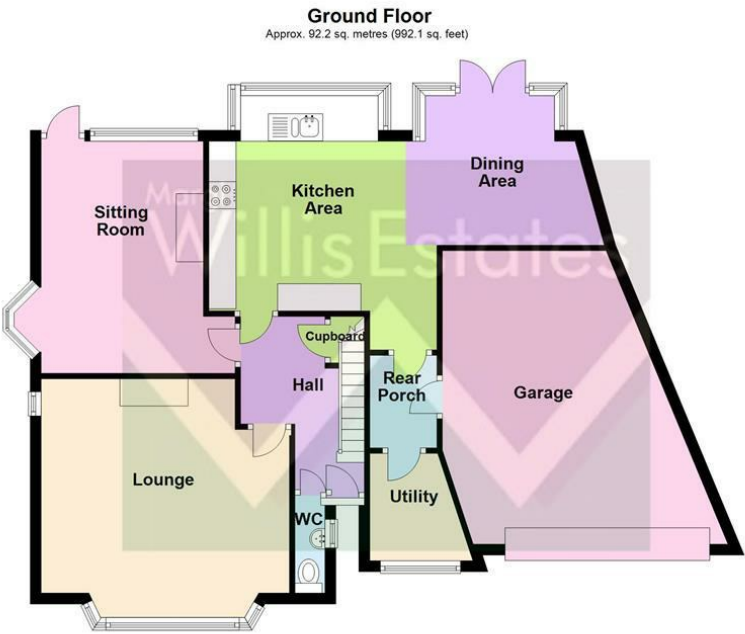
Mortgage Advice

Independent Mortgage Advice is available through our Mortgage Advisor. Please contact us for further information. PLEASE NOTE: Your home may be at risk of repossession if you do not keep up repayments on your mortgage.

Viewing This Property

Viewing this property is strictly by appointment only through Margi Willis Estates. Contact us: 0115 9305555 sales@margiwillis.co.uk You can also contact us on Facebook and Twitter.





Total area: approx. 162.0 sq. metres (1743.3 sq. feet)



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