



17 Factory Lane, Ilkeston, DE7 8HQ

**O.I.R.O £190,000**

RENSHAW ESTATES are Proud to offer this Well Maintained THREE BED DETACHED BUNGALOW \*  
No Upward Chain \* REFITTED KITCHEN \* Driveway & Garage \* CLOSE TO BUS ROUTE \* Four Piece  
Bathroom \* ENCLOSED REAR GARDEN \* Viewing Advised \* VIDEO TOUR AVAILABLE \*



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## ENTRANCE HALL

UPVC double glazed door, radiator, tiled flooring, loft access.

## LOUNGE 4.3M X 3.3M (14'1" X 10'10")

UPVC double glazed window, radiator, feature electric fireplace.

## KITCHEN 3.5M X 2.4M (11'6" X 7'10")

UPVC double glazed door and window, radiator, wall and base units with roll edge worktops, tiled splash backs, 1½ drainer sink, gas hob, electric double oven, extractor hood, integrated fridge, Worcester Combination boiler, tiled flooring.

## BEDROOM 3.9M X 3.1M (12'10" X 10'2")

UPVC double glazed window, radiator, fitted wardrobes.

## BEDROOM 4.1M X 2.4M (13'5" X 7'10")

UPVC double glazed sliding patio door, radiator.

## BEDROOM 3.7M X 2.1M (12'2" X 6'11")

UPVC double glazed window, radiator, fitted wardrobes.

## BATHROOM 2.5M X 2.5M (8'2" X 8'2")

Two UPVC double glazed windows, radiator, panelled bath, double shower cubicle, pedestal wash basin, close coupled W.C., tiled walls and flooring, storage cupboard with radiator.

## OUTSIDE

Front: Garden laid to lawn with tarmac and slabbed driveway.

Rear: Enclosed low maintenance slabbed and gravelled garden with planted shrubs.

## GARAGE

Up and over door, power and light.

## EPC INFORMATION

Energy Efficiency Rating = D

## CURRENT COUNCIL TAX BAND C

## MORTGAGE & SOLICITORS..

We have you covered with everything under one roof.

Please get in touch to discuss how we can help with your mortgage and your conveyancing with our recommended solicitors.

## ANTI MONEY LAUNDERING

In order for us to comply with current regulations, we will require evidence of identification for any prospective purchaser. We ask for your prompt co-operation so as not to delay the negotiation or sales process.

## ADDITIONAL INFORMATION

These particulars do not constitute any part of the offer or contract. All measurements are approximate. Any mentioned appliances and 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 plan are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither do Renshaw Estates nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.

We are members of the Property Redress Scheme: [www.theprs.co.uk](http://www.theprs.co.uk)

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Only Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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