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161 High Lane East  
West Hallam Ilkeston DE7 6HY

£195,000



## 161 High Lane East

West Hallam Ilkeston DE7 6HY

This charming two-bedroom semi-detached house is located in the highly sought-after area of West Hallam. The extended property offers spacious living with a through lounge/diner, a modern kitchen, and a convenient utility room. Upstairs, you'll find two generously sized bedrooms and a shower room. The low-maintenance rear garden backs onto scenic countryside, providing a peaceful outdoor space, while the front garden is also easy to maintain. Perfect for those seeking a comfortable home in a desirable location.

Located within close proximity to excellent local schools, the popular Bottle Kiln a charming historic venue renowned for its delicious food, drinks, and cosy atmosphere is just a walk away. The village also offers a range of amenities, including shops, doctors, pharmacy, conveniently positioned for easy access to Ilkeston, Nottingham and Derby city centres, as well as excellent motorway and rail links for commuting and scenic countryside walks.





### Entrance Hall

Stairs to first floor, door to lounge, radiator & carpet flooring.

### Lounge/Diner

23'11" x 12'4" (7.29m x 3.76m)

Open plan lounge/diner with fireplace housing gas fire, coving to ceiling, dado rail, door to utility room, TV point, two radiators, carpet flooring, double glazed bay window to the front elevation, frosted single glazed internal door & window to the kitchen.



### Utility Room

9'2" x 4'11" (2.79m x 1.50m)

Wall & base units, plumbed for washing machine, wall mounted Worcester boiler, vinyl flooring, radiator & double glazed window to the side elevation.



### Kitchen

11'10" x 8'6" (3.61m x 2.59m)

Range of wall & base units with laminate worktop over, stainless steel sink & drainer with mixer tap, tiled surround, electric double oven, gas hob with extractor fan, space for fridge/freezer, coving to ceiling, radiator, vinyl flooring, double glazed window to the rear elevation, double glazed door to the side elevation.



### Bedroom One

12'6" x 11'1" (3.81m x 3.38m)

Coving to ceiling, dado rail, over stairs cupboard with double glazed window to the front elevation, radiator, carpet flooring & double glazed window to the front elevation.



### Bedroom Two

10'6" x 9'3" (3.20m x 2.82m)

Coving to ceiling, storage cupboard, radiator, carpet flooring & double glazed window to the rear elevation.

### Shower Room

7'6" 6'1" (2.29m 1.85m)

Walk-in cubicle with electric shower, PVC panels, low flush WC, pedestal wash hand basin, extractor fan, part tiled walls, vinyl flooring, radiator & frosted double glazed window to the rear elevation.



### Outside

#### Front Garden

Paved pathway, artificial lawn, stocked borders, plants & shrubs, side gate, fence & hedge boundary.

#### Rear Garden

The property boasts a raised paved patio area and paved pathways, perfect for outdoor entertaining and easy maintenance. The garden features artificial lawns, providing a neat and tidy appearance year-round. Enjoy open views to the rear and a hedge boundary that offers privacy and a natural boundary. Garden shed and timber side access gate. There is also a handy external under stairs storage cupboard.



## Floor Plan



## Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

