



£199,950

Lodge Row, Ilkeston DE7 6BT

Cottage | 2 Bedrooms | 1 Bathroom

01773 832355

DERBYSHIRE
PROPERTIES
SALES | LETTINGS | HOLIDAY LETS

www.derbyshireproperties.com



Step Inside

Key Features

- Charming Mid Terraced Cottage
- 2 Bedrooms & 1 Reception Room
- Open Plan Kitchen/Diner
- Modern Kitchen & Bathroom
- Highly Desirable Location
- Ideal First Time Buy
- Semi Rural Location
- View Essential
- Council Tax Band A

Property Description

Derbyshire Properties are delighted to introduce for sale this charming two-bedroom mid-terrace cottage, located in the highly desirable village of Mapperley (close to West Hallam and Stanley). This beautifully presented home is full of character and offers spacious accommodation throughout, making it ideal for first-time buyers looking to step onto the property ladder or for those wishing to downsize while remaining in the area.

Main Particulars

Welcome to this charming mid-terraced cottage nestled in the highly desirable and semi-rural location of Mapperley. An ideal first-time buy, this delightful property offers the perfect blend of traditional character and modern comfort, making it a wonderful place to call home. With two bedrooms, a spacious reception room, and a beautifully appointed bathroom, this cottage ticks all the boxes for those looking to step onto the property ladder or seeking a peaceful retreat away from the hustle and bustle.

Situated in Mapperley, this cottage benefits from its highly sought-after location, offering the best of both worlds: peaceful, semi-rural surroundings combined with easy access to local amenities and transport links. The area is renowned for its friendly community atmosphere, picturesque walking routes, and excellent schools, making it a perfect setting for individuals or couples.

Viewings are essential to fully appreciate the charm and potential of this lovely cottage. Its unique character, modern updates, and welcoming environment ensure it will not be on the market for long. If you're looking for a property that offers a comfortable lifestyle with the perks of countryside living, this Mapperley gem is sure to capture your heart

Ground Floor

The property is accessed via a composite entrance door opening into a light and airy living room, featuring a stunning cast-iron log-burning stove set within a feature fireplace with exposed timber lintel. Either side of the fireplace are bespoke fitted bookcases with shelving and storage. The room also benefits from a double-glazed window to the front elevation, TV point, wall-mounted radiator, and an internal door leading to the dining area.

The dining area features an open-plan staircase to the first-floor landing, decorative coving to the ceiling, wall-mounted radiator, and wood-effect flooring which continues seamlessly into the kitchen. A double-glazed door with adjoining window provides direct access to the rear courtyard garden.

The kitchen is fitted with a range of matching wall and base units with wood-effect work surfaces, incorporating a single enamel sink and drainer with mixer tap. There is under-counter space and plumbing for a washing machine and dishwasher, space for a fridge/freezer, and integrated appliances including an electric oven, gas hob, and extractor hood. The kitchen also features part wall tiling and a double-glazed window to the side elevation.

First Floor

To the first floor, a landing provides access to two bedrooms and the family bathroom, with a wall-mounted radiator and loft access point.

Bedroom One – With a double-glazed window to the front elevation, two feature storage recesses, wall-mounted radiator, and ample space for wardrobes.

Bedroom Two – With a double-glazed window overlooking the rear garden, wall-mounted radiator, and space for bedroom furniture.

The bathroom comprises a modern four-piece suite including WC, pedestal wash hand basin, panelled bath with shower attachment, and a separate shower enclosure with wall-mounted electric shower. Finished with part wall tiling, tiled flooring, a modern vertical radiator, double-glazed obscured window, and a useful linen/storage cupboard.

Outside

To the rear, the property enjoys a low-maintenance courtyard-style garden with a gravel seating area, perfect for outdoor dining or relaxation. This leads to a brick-built outbuilding, ideal for secure storage.

Disclaimer

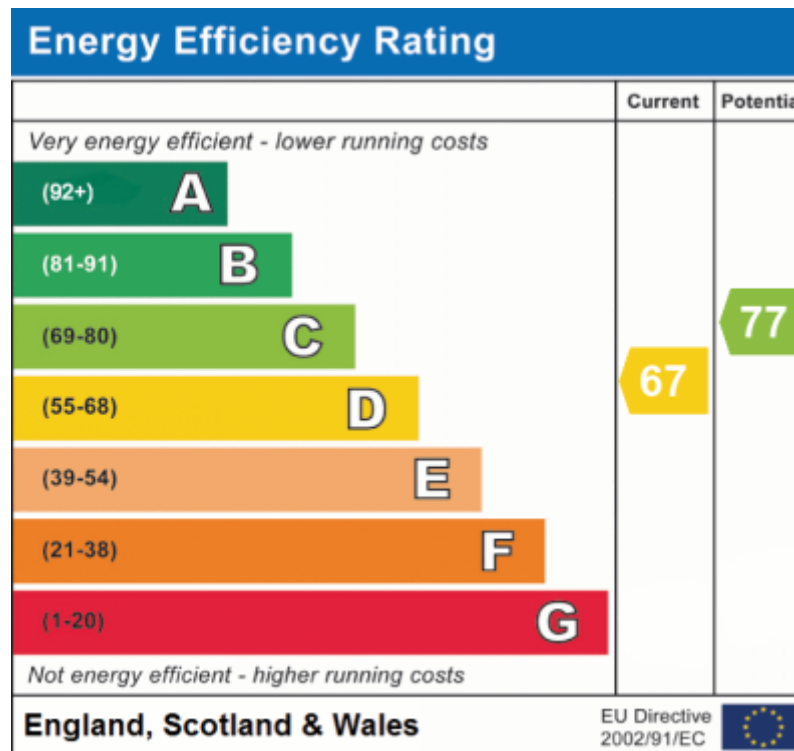
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY



Telephone: 01773 832355

 **DERBYSHIRE
PROPERTIES**
= RAMP & RENTALS =

www.derbyshireproperties.com