



## 25 Litton Close, Ilkeston

Offers in Region of **£150,000**

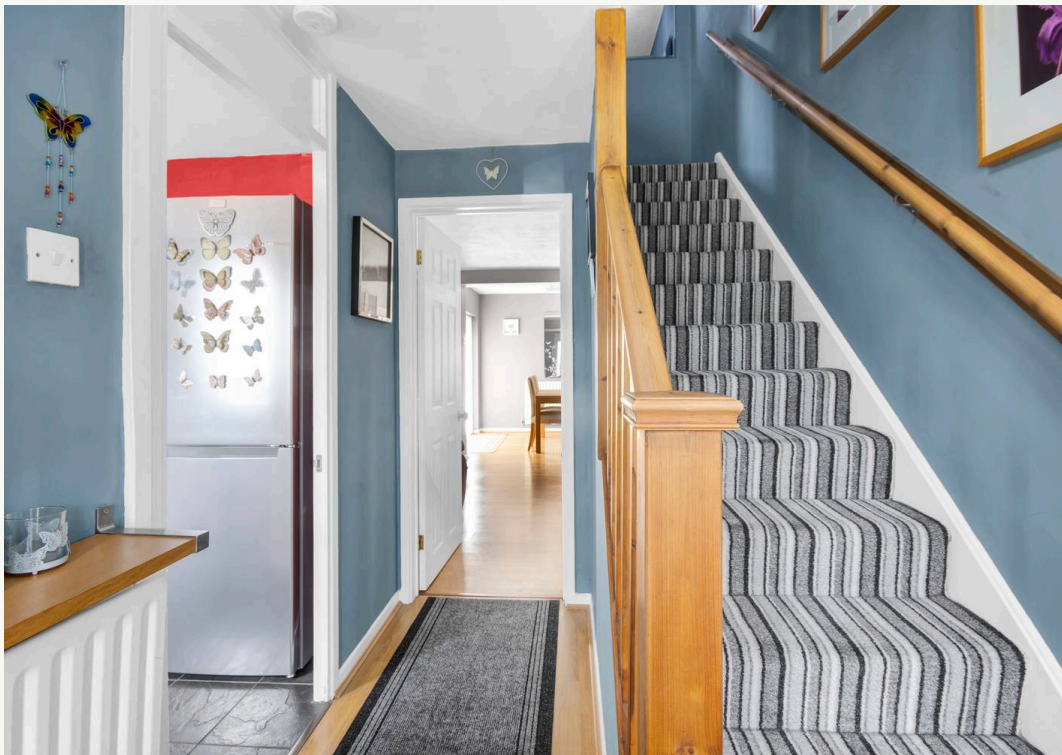
## 25 Litton Close

Ilkeston

This beautifully presented and extended two double bedroom home offers an exceptional blend of modern living and classic charm, nestled in a quiet cul de sac location. The property features a stylish breakfast kitchen, thoughtfully designed and elevated to provide delightful views over the distant countryside, creating a bright and welcoming space for morning gatherings. The ground floor boasts two generously proportioned reception rooms, comprising a comfortable lounge and a spacious dining room, offering flexible living and entertaining options. Upstairs, you will find two good size double bedrooms, both tastefully decorated, and a contemporary four piece bathroom suite that includes a separate shower and bath for added luxury. The home has been meticulously maintained by the current owner, who has cherished living here for over 20 years. The property is ideally situated within walking distance of local schools, shops, parks, and convenient bus and commute links, with easy access to the A610, A52, M1, and further major routes, making this an ideal choice for professionals and families alike.

The outside spaces of this property are truly stunning and have been landscaped to a high standard, offering both beauty and functionality. To the front, a low walled boundary with elegant wrought iron railings and a gated entry frames a beautifully maintained garden, finished with decorative shingles and vibrant potted plants that provide a welcoming splash of colour. At the rear, the garden is a real highlight, carefully landscaped and maintained to perfection. There is a patio area immediately outside the back door, ideal for outdoor

















## Nicole Beales - Hortons

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