

# HoldenCopley

PREPARE TO BE MOVED

Lee Lane, Heanor, Derbyshire DE75 7HN

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£280,000 - £300,000

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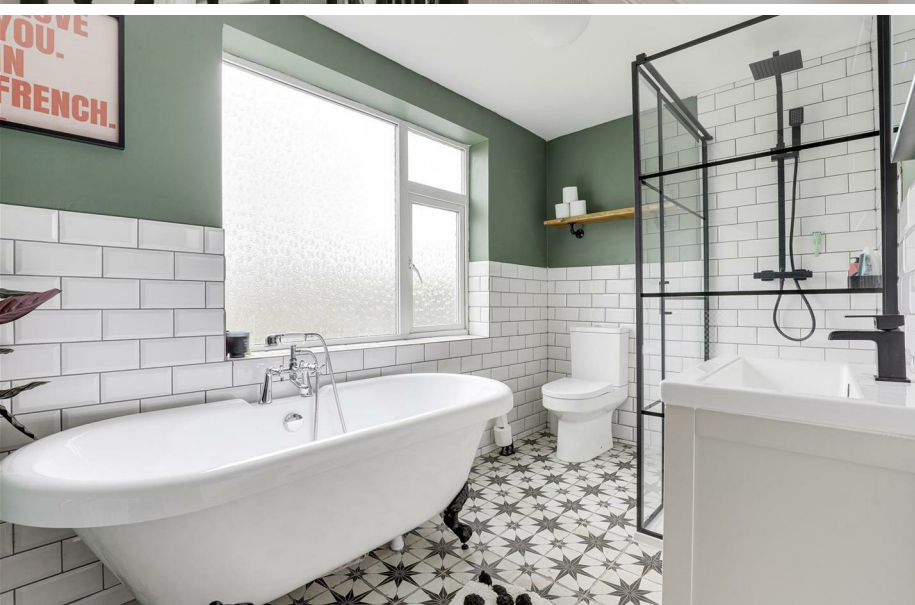
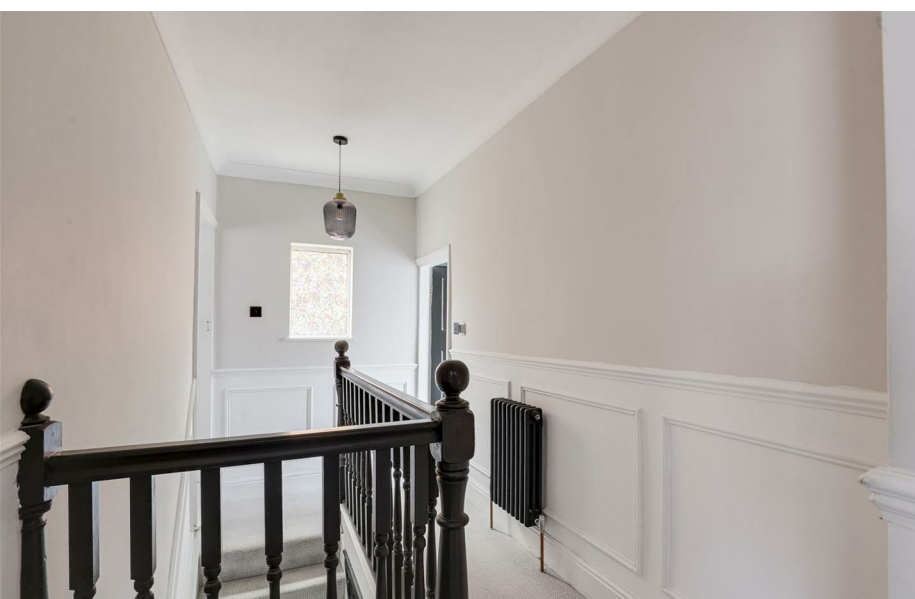


## DETACHED HOUSE...

Nestled amidst the tranquil embrace of open fields, this detached house presents an idyllic haven for families seeking both serenity and convenience. Located just a stone's throw away from Langley Mill Train Station and a plethora of local amenities, this residence offers the perfect blend of rural retreat and urban accessibility. Stepping through the entrance hall, you're greeted by a warm ambiance that flows seamlessly throughout the abode. The inviting living room beckons, while a hallway leads to a garden room, boasting French doors opening out to the rear garden. The heart of the home lies in the spacious modern fitted kitchen diner, where culinary delights await, accompanied by a convenient utility room for added functionality. Ascending to the first floor, three bedrooms offer peaceful sanctuaries for rest and rejuvenation, complemented by a four-piece bathroom suite for moments of indulgence. Outside, the property is adorned with courtesy lighting and a driveway, affording ample parking and double gated access to the rear garden. The rear garden features a patio area for al fresco dining, planted borders, and two outbuildings along with a shed, catering to all storage needs, artificial lawn. Enclosed by fence panelled boundaries.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Living Room
- Garden Room
- Spacious Kitchen Diner & Utility Room
- Four-Piece Bathroom Suite
- Driveaway
- Enclosed Low-Maintained Rear Garden
- Well-Presented Throughout
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

The entrance hall has tiled flooring and a composite door to the front elevation.

### Living Room

11'5" x 10'8" (3.48m x 3.26m)

The living room has a UPVC double glazed window to the front elevation, a column radiator, a TV point, a feature fireplace with a decorative surround, coving to the ceiling, a ceiling rose, and Herringbone LVT flooring.

### Hall

The hall has tiled flooring, carpeted stairs, a radiator, and coving to the ceiling.

### Garden Room

10'11" x 5'8" (3.33m x 1.75m)

The garden room has two UPVC double glazed window to the rear and side elevation, tiled flooring, coving to the ceiling, a column radiator, and double French doors to the rear garden.

### Kitchen Diner

21'7" x 12'11" (6.60m x 3.96m)

The kitchen diner has a range of fitted base and wall units with a Quartz worktop, a stainless steel undermounted sink and swan neck mixer tap, integrated oven, an integrated microwave, a ceramic hob and extractor fan, an integrated fridge freezer, a column radiator, a feature fireplace, coving to the ceiling, a ceiling rose, recessed spotlights, tiled splashback, space for a dining table, Herringbone LVT flooring, and two UPVC double glazed windows to the front and rear elevation.

### Utility Room

11'1" x 5'1" (3.40m x 1.57m)

The utility room has a worktop with a composite sink with a mixer tap and drainer, space and plumbing for a washing machine, tiled splashback, a wall-mounted boiler, a radiator, recessed spotlights, Herringbone LVT flooring, and UPVC double glazed window to the rear elevation.

## FIRST FLOOR

### Landing

The landing has a UPVC double glazed window to the rear elevation, carpeted flooring, coving to the ceiling, a column radiator, access into the loft, and access to the first floor accommodation.

### Bedroom One

13'0" x 11'8" (3.98m x 3.57m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, and carpeted flooring.

### Bedroom Two

11'3" x 10'9" (3.45m x 3.28m)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, and carpeted flooring.

### Bedroom Three

9'9" x 9'2" (2.99m x 2.81m)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, an open in-built cupboard, and Herringbone LVT flooring.

### Bathroom

10'8" x 5'10" (3.26m x 1.78m)

The bathroom has an obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin, a freestanding bath with central mixer taps and a handheld shower fixture, a shower enclosure with a wall-mounted shower fixture, a rainfall shower head and a handheld shower head, a column radiator, partially tiled walls, underfloor heating, and tiled flooring.

## OUTSIDE

### Front

To the front of the property is courtesy lighting, and a driveway with double gated access to the rear garden.

### Rear

To the rear of the property is an enclosed garden, with a patio, courtesy lighting, a slated border, two outbuildings, a shed, planted borders, and fence panelled boundary.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 9000Mbps and Upload Speed 9000Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Amber Valley Borough Council - Band C

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

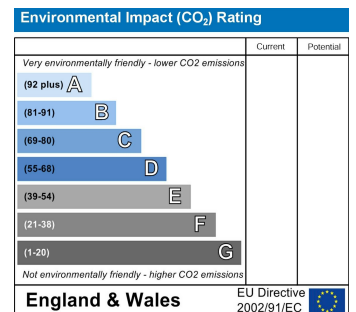
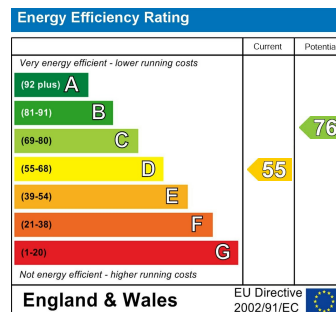
The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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