



Prices from £335,000



# MILL FARM COURT

📍 **Heanor Road, Loscoe, DE75 7JT**

Mill Farm Court is an exclusive collection of **six** premium detached homes in Loscoe, Derbyshire. Each property combines contemporary design with spacious layouts, private gardens, and high-spec finishes — ideal for modern family living.

Located near Heanor, the development offers easy access to local amenities, well-regarded schools, and excellent transport links to Derby, Nottingham, and beyond via the A38, M1, and nearby Langley Mill station.



6 Detached Homes



4 Bedrooms Each



Open-Plan Living



Bi-Fold Doors



South-Facing Gardens



Great Transport Links

**righthouse**  
Estate Agents

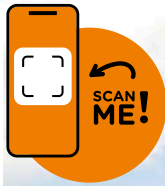


0115 946 8221



millfarmcourt@righthouseuk.com





# PLOT 1 FOR SALE

Modern four-bedroom detached with open-plan kitchen/diner, study, garage, and bi-fold doors opening onto a bright, south-facing garden.

● ● ●  
**OIRO £335,000**

- ✓ 4 Beds, 2 Baths
- ✓ En Suite Master
- ✓ Kitchen/Diner
- ✓ South-Facing Garden
- ✓ Good Transport Links

● ● ●  
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# THE PROPERTY

**Plot 1 at Mill Farm Court** is a modern four-bedroom detached home offering 1,184 sq ft of flexible living space. The ground floor includes an open-plan kitchen/diner, bright lounge with bi-fold doors to a south-facing garden, a study, and a shower room/WC. Upstairs are four bedrooms, including a master with en suite, and a family bathroom.

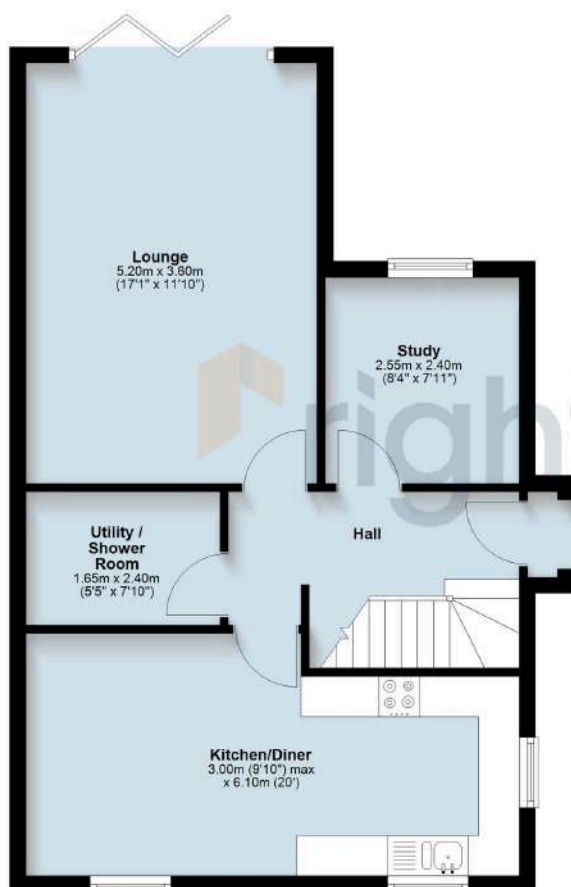
Part of an exclusive development of six homes, the property features contemporary finishes, a landscaped garden, and a garage—ideal for modern family life.

## LOCATION

**Mill Farm Court** is located in Loscoe, a village within the civil parish of Heanor and Loscoe in Derbyshire. It offers convenient access to everyday essentials, with supermarkets, local shops, cafés, takeaways, and community facilities nearby. Heanor, just minutes away, provides a wider range of amenities including a leisure centre, larger shops, and regular markets. For green space, residents can enjoy Red River Nature Reserve and Shipley Country Park, both close by.

Commuters benefit from excellent transport connections — Langley Mill station is under 2 miles away, offering regular services to nearby towns and cities. The A38 and M1 are also easily accessible, providing direct routes to Derby, Nottingham, and surrounding areas.

Ground Floor

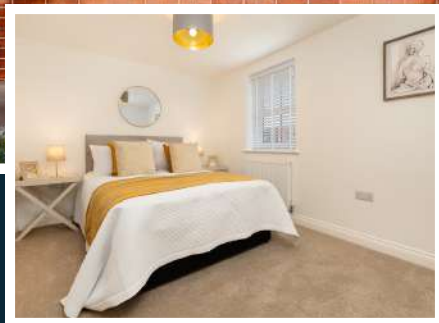
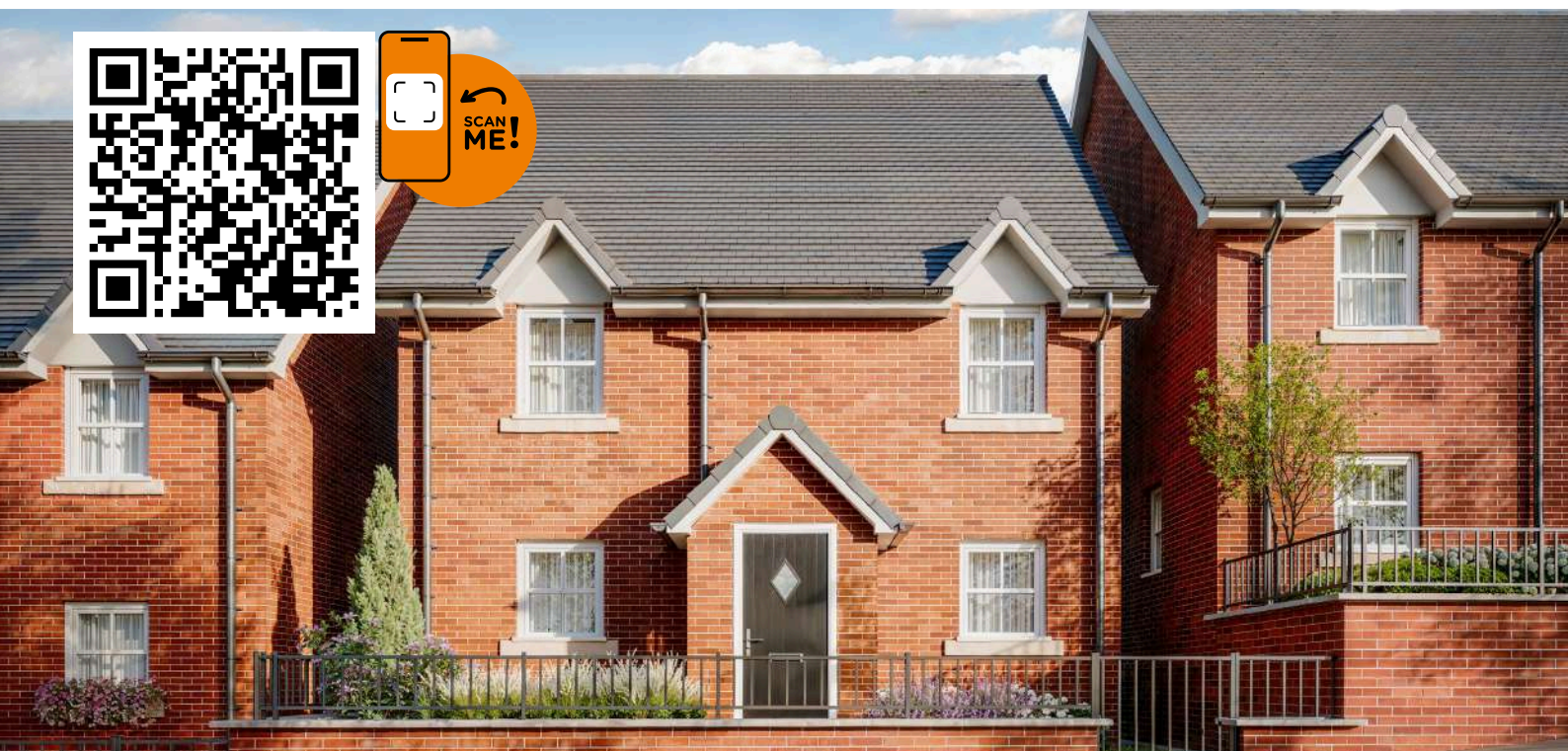
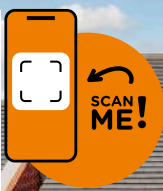


First Floor



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Plan produced using PlanUp.





# PLOT 2 FOR SALE

Spacious four-bedroom detached home with two sets of bi-fold doors, open-plan kitchen/diner, study, garage, and a private south-facing garden.



• • •  
**OIRO £350,000**

- ✓ 4 Double Beds, 2 Baths
- ✓ En Suite Master
- ✓ Downstairs WC
- ✓ Kitchen/Diner
- ✓ South-Facing Garden

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# THE PROPERTY

**Plot 2 at Mill Farm Court** is a spacious four-bedroom detached home offering 1,308 sq ft of flexible accommodation. The ground floor includes an open-plan kitchen/diner, a lounge, and a study – both the lounge and kitchen feature bi-folding doors that lead to the south-facing garden. A downstairs WC completes the ground floor.

Upstairs are four double bedrooms, including a master with en suite, plus a family bathroom. Part of a premium six-home development, Plot 2 includes a garage, landscaped garden, and a choice of kitchen finishes. Designed for families and professionals alike, this home offers space, style, and natural light throughout.

## LOCATION

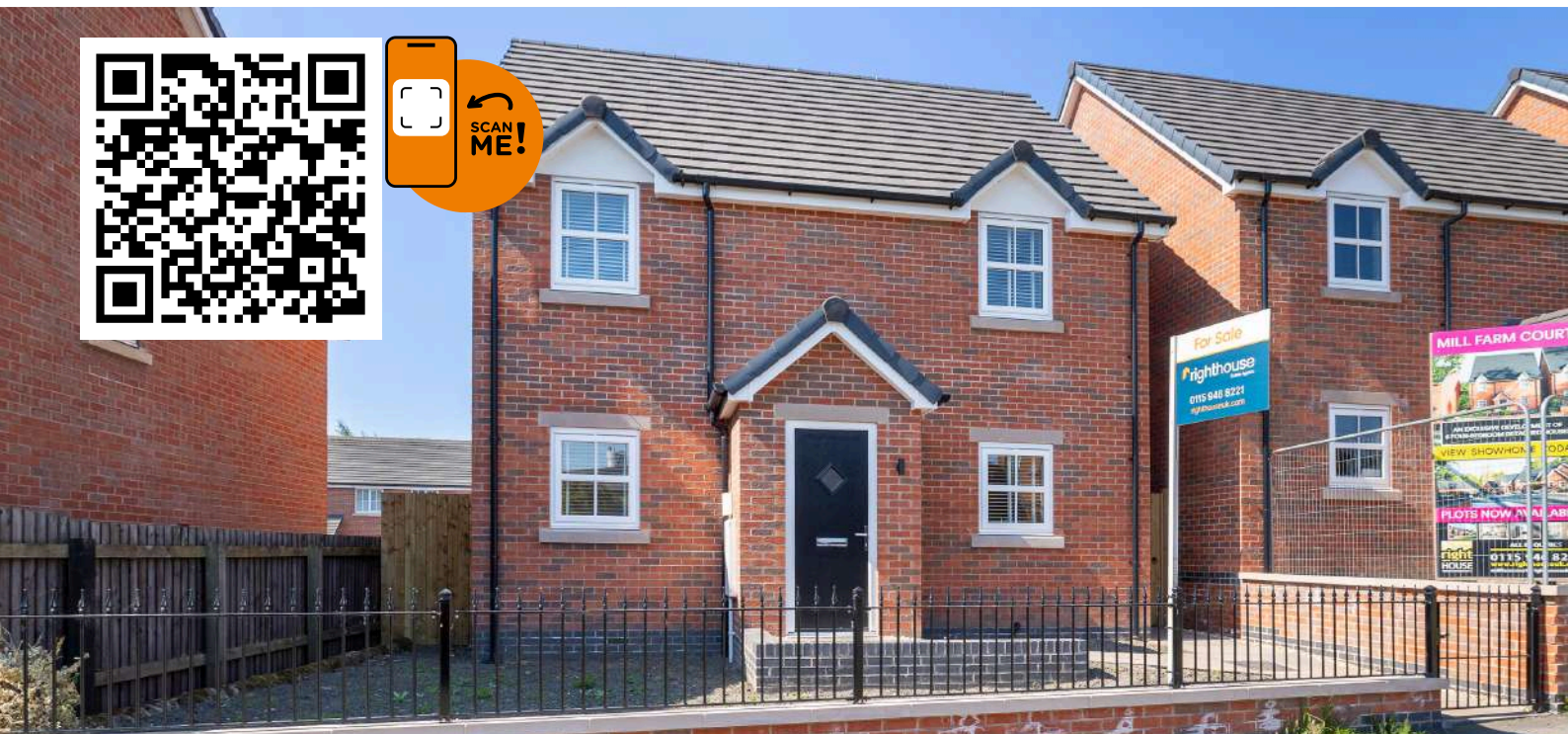
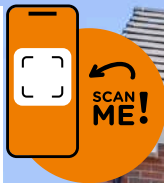
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# PLOT 3 FOR SALE

OIRO £350,000

Showcased as the development's showhome, this four-bedroom detached home features bi-fold doors, open-plan living, study, garage, and a south-facing garden.

- ✓ 4 Double Beds, 2 Baths
- ✓ En Suite Master
- ✓ Downstairs WC
- ✓ Kitchen/Diner
- ✓ Showhome Now Open

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# THE PROPERTY

**Plot 3 at Mill Farm Court** is the development's fully furnished showhome — a stunning four-bedroom detached property offering 1,308 sq ft of thoughtfully designed space. The ground floor features a large open-plan kitchen/diner, a lounge, and a study, with bi-folding doors from both the lounge and kitchen opening onto a landscaped south-facing garden. A downstairs WC completes the ground floor.

Upstairs, there are four generous double bedrooms, including a master with en suite, plus a stylish family bathroom. As the showhome, Plot 3 highlights the quality, layout, and finish available across the development. With a garage, modern fittings, and excellent natural light, it sets the benchmark for premium family living.

## LOCATION

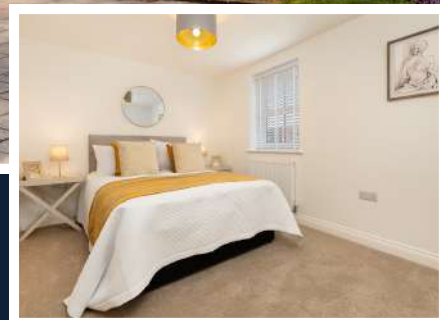
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# PLOT 4 FOR SALE

• • •  
**OIRO £375,000**

Premium four-bedroom detached home with dressing room, three bathrooms, bi-fold doors, garage, and views over fields from a south-facing garden.

• • •

- ✓ 4 Double Beds, 3 Baths
- ✓ Master + Dressing
- ✓ Kitchen/Diner
- ✓ Garage & Drive
- ✓ South-Facing Garden

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# THE PROPERTY

**Plot 4 at Mill Farm Court** is a generously sized four-bedroom detached home offering 1,432 sq ft of flexible living space. Set at the rear of the development, it enjoys a quiet position with views over open fields. The ground floor includes an open-plan kitchen/diner, lounge, study, and a shower room. Both lounge and kitchen open to the south-facing garden through bi-folding doors.

Upstairs are four double bedrooms, including a master suite with en suite and dressing room, plus a family bathroom. The home also includes an integral garage, contemporary finishes, and driveway parking—ideal for families seeking space, style, and practical comfort.

## LOCATION

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Plan produced using PlanIt.



# PLOT 5 FOR SALE

Desirable four-bedroom home with bi-fold doors, study, garage, and south-facing garden overlooking open fields at the rear of the development.

• • •  
**OIRO £360,000**

- ✓ 4 Double Beds, 2 Baths
- ✓ En Suite Master
- ✓ Downstairs WC
- ✓ Bi-Fold Kitchen/Diner
- ✓ South-Facing Garden

• • •  
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# THE PROPERTY

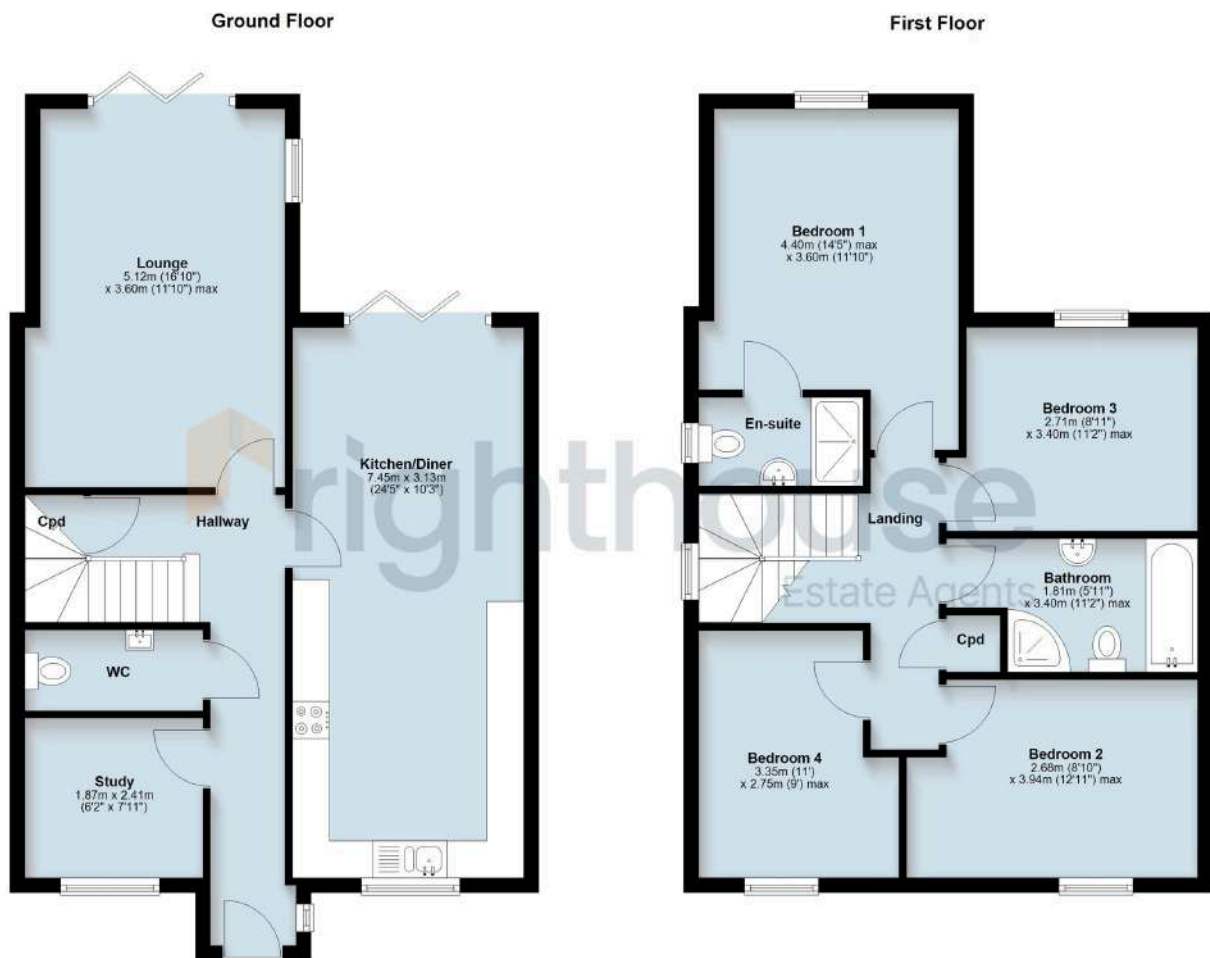
**Plot 5 at Mill Farm Court** is a well-positioned four-bedroom detached home offering 1,308 sq ft of flexible living space. Set at the rear of the development, it benefits from open field views and a generous south-facing garden. The ground floor includes an open-plan kitchen/diner, lounge, study, and downstairs WC. Both the lounge and kitchen open onto the rear garden via bi-folding doors. Both the lounge and kitchen open onto the rear garden via bi-folding doors.

Upstairs, there are four double bedrooms, including a master with en suite, and a family bathroom. The property also features a garage and contemporary finishes — ideal for those looking for modern space, excellent transport links, and open aspects to the rear.

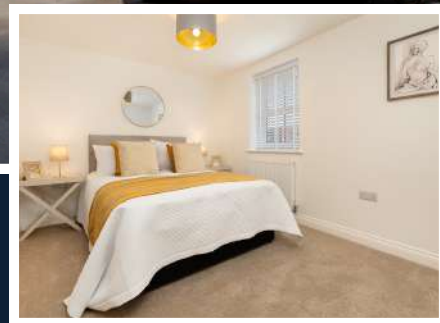
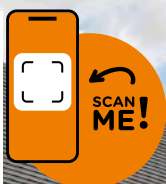
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# PLOT 6 FOR SALE

Premium four-bedroom detached home with dressing room, three bathrooms, bi-fold doors, garage, and views over fields from a south-facing garden.



• • •  
**OIRO £375,000**

- ✓ 4 Double Beds, 3 Baths
- ✓ Master + Dressing
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# THE PROPERTY

**Plot 6 at Mill Farm Court** is a generously sized four-bedroom detached home offering 1,432 sq ft of flexible living space. Set at the rear of the development, it enjoys a quiet position with views over open fields. The ground floor includes an open-plan kitchen/diner, lounge, study, and a shower room. Both lounge and kitchen open to the south-facing garden through bi-folding doors.

Upstairs are four double bedrooms, including a master suite with en suite and dressing room, plus a family bathroom. The home also includes an integral garage, contemporary finishes, and driveway parking—ideal for families seeking space, style, and practical comfort.

## LOCATION

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# MILL FARM COURT - SITEPLAN

