









welcome to

Heath Lane, Findern Derby

Situated in the sought-after Derbyshire village of Findern, this two-bedroom semi-detached house comprises of a lounge, kitchen, two bedrooms, family bathroom, driveway, front and rear garden. Call us now to view!













Entrance Hallway

Upon entry through the front door the entrance hallway provides access to the lounge and first floor landing.

Lounge

13' 5" x 13' 9" (4.09m x 4.19m)

Tastefully presented lounge finished with LVT flooring, a radiator, cupboard housing boiler, two double-glazed windows to the front and rear and a connecting door leading to the kitchen.

Kitchen

8' 4" x 13' 5" (2.54m x 4.09m)

Fitted kitchen comprising of wall, base and drawer units with an integrated overhead extractor hood and one bowl stainless steel sink, with space for additional appliances. Finished with LVT flooring, splash back tiling, a radiator, a double-glazed window to the front and rear and a door leading out to the rear garden.

Landing

First floor landing providing access to two bedrooms and the family bathroom. Finished with carpeted flooring and a window to the rear.

Bedroom One

8' 7" x 13' 5" (2.62m x 4.09m)

Double bedroom finished with carpeted flooring, a radiator and double-glazed window to the front and rear.

Bedroom Two

9' 3" x 10' 2" (2.82m x 3.10m)

Double bedroom finished with carpeted flooring, a radiator and double-glazed window to the front.

Bathroom

Four-piece suite comprising of a wash-hand basin, low-level w/c, shower cubicle and bath. Finished with tiled flooring, part-tiled walls and a frosted double-glazed window to the front.

External

Externally, to the front, partially laid-to-lawn, alongside a driveway providing off-road parking for multiple vehicles. To the rear, a large garden, mainly laid-to-lawn with a patio and pebbled area, perfect for seating, with mature trees, shrubbery and wooden fencing providing privacy.





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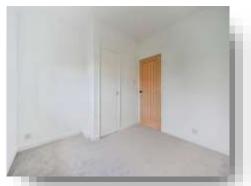
- TWO-BEDROOM SEMI-DETACHED HOUSE
- SPACIOUS LOUNGE AND KITCHEN
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- FRONT AND REAR GARDEN
- BEAUTIFUL COUNTRYSIDE VIEWS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£249,995









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Property Ref: MVR109303 - 0004 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 is 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 quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content

of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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