



**GADSBY**  
**NICHOLS**

1 Grange Gardens, Loscoe, Heanor, DE75 7AE

£369,000

## 1 Grange Gardens, Loscoe, Heanor, DE75 7AE



AN IMPRESSIVE, MODERN, FOUR-BEDROOMED DETACHED residence, enjoying a corner plot, in a well-established location, convenient for amenities. Available with IMMEDIATE VACANT POSSESSION, the family accommodation has the benefit of gas central heating, UPVC double glazing, and security alarm, and briefly comprises: -

GROUND FLOOR, recessed Entrance Porch, Entrance Hall, Cloaks/WC, pleasant Lounge, separate Dining Room, Study, Dining Kitchen with integrated appliances, and Utility Room. FIRST FLOOR, landing, Double Bedroom with modern Ensuite Shower Room, a further Three well-proportioned Bedrooms, and Family Bathroom. OUTSIDE, corner plot gardens to the front, side, and rear, and large Detached Double Garage. EPC C, Council Tax Band E.

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### THE PROPERTY



An impressive, and attractive, stone-faced detached home, which offers a well-proportioned family interior, with the benefit of immediate vacant possession. The accommodation comprises; recessed entrance porch entrance hall, cloaks/WC, two reception rooms, study, dining kitchen, utility room, double bedroom with ensuite shower room, a further three well-proportioned bedrooms, bathroom, detached double garage, driveway affording car standing, and gardens to the front, side, and rear.

### LOCATION

The property is situated in Loscoe, on the fringe of the Tow of Heanor, within easy access of an excellent range of amenities. Loscoe is also within commuting distance of Derby and Nottingham.

### DIRECTIONS

When leaving Heanor marketplace proceed northwest along the A608, and at the traffic island take the third left onto the A6007, then after approximately 0.5-miles turn left onto Milward Road, and after approximately 0.25-miles turn right into

Clarke Avenue, then at the end of Clarke Avenue continue to the right, before turning left into Grange Gardens.

### VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13371.

### ACCOMMODATION

Having the benefit of gas central heating, UPVC double glazing, and security alarm, the detailed accommodation comprises: -

### GROUND FLOOR

#### RECESSED ENTRANCE PORCH

Having leaded-light double glazed entrance door, and UPVC double glazed side windows, opening to the: -

#### ENTRANCE HALL

Having laminate flooring, central heating radiator, and stairs to the first floor with understairs store.

#### CLOAKS/WC

Having modern white suite comprising; low-level WC with concealed cistern, and pedestal wash hand basin with tiled splashback, together with tiled floor, two ceiling downlighters, extractor fan, and central heating radiator.

### LOUNGE

4.90m x 3.84m plus (16'1" x 12'7" plus)



Measurements are 'plus the bay window'.



Having attractive Adam-style fire surround with marble hearth and back-plate, and fitted pebble-effect gas fire (NOT TESTED), two central heating radiators, feature wide UPVC double glazed bay window to the front, two wall light points, and double doors opening to the: -

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### DINING ROOM

5.00m x 3.86m max (16'5" x 12'8" max)



Measurements are 'maximum into bay'. Having UPVC double glazed bay window to the rear, and central heating radiator.

### STUDY

2.84m x 2.29m (9'4" x 7'6")

Having UPVC double glazed window, and central heating radiator.

### DINING KITCHEN

4.93m x 3.48m max, 2.84m min (16'2" x 11'5" max, 9'4" min)



Measurements are '16'2" x 11'5" maximum, 9'4" minimum/4.93m x 3.48m maximum, 2.84m minimum'.



Having a range of modern fitments comprising; six single base units, larder unit, and wall units, together with 1.5-bowl stainless steel sink unit with single

drainer, integrated gas hob with extractor hood and light over, integrated oven and grill, integrated dishwasher, ample work surface areas with tiled splashbacks, UPVC double glazed window to the rear, seven ceiling downlighters, central heating radiator, and UPVC double glazed double French doors opening to the rear garden.

### UTILITY ROOM

1.78m x 1.50m (5'10" x 4'11")

Having single base unit, stainless steel sink unit with single drainer, work surface area with tiled splashback and appliance space under, and plumbing for automatic washing machine, tiled floor, UPVC double glazed side door, and single wall unit housing the Baxi gas-fired combination boiler providing domestic hot water and central heating.

### FIRST FLOOR

#### LANDING

Providing access to all rooms.

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### BEDROOM ONE

3.84m x 3.56m plus (12'7" x 11'8" plus)



Measurements are 'plus recess'.  
Having fitted wardrobes, UPVC double glazed window, and central heating radiator.

### ENSUITE SHOWER ROOM



Having modern white suite comprising; low-level WC, pedestal wash hand basin, and shower cubicle

with shower unit, together with tiled floor, part-tiled walls, UPVC double glazed window, ceiling extractor fan, three ceiling downlighters, and central heating radiator.

### BEDROOM TWO

3.61m x 3.10m (11'10" x 10'2")



Having built-in wardrobes, central heating radiator, and UPVC double glazed window.

### BEDROOM THREE

2.92m x 2.87m plus (9'7" x 9'5" plus)



Measurements are 'plus recess'.  
Having built-in double wardrobes, UPVC double glazed window, and central heating radiator.

### FRONT BEDROOM FOUR

2.87m x 2.72m plus (9'5" x 8'11" plus)



Measurements are 'plus recess'.

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Having built-in double wardrobes, UPVC double glazed window, and central heating radiator.

### BATHROOM

2.18m x 1.68m max (7'2" x 5'6" max)



Having modern white suite comprising; low-level WC with concealed cistern, pedestal wash hand basin, and panellled bath with sower over, and folding shower screen, together with heated chrome towel rail, UPVC double glazed window, four ceiling downlighters, and extractor fan.

### OUTSIDE

### GARDENS



The property enjoys an impressive corner plot, with front garden set behind railings, with lawns and shrub borders, side garden with paved area, raised shrub borders, and steps up the garage, together with the rear garden being enclosed and affording a good degree of privacy, having wide paved patio, lawn, side gateway, external tap, and power point.

### DETACHED DOUBLE GARAGE



Having twin roller doors, and electric power and light, with block-paved driveway to the front affording twin car standing spaces.

### ADDITIONAL INFORMATION

#### TENURE

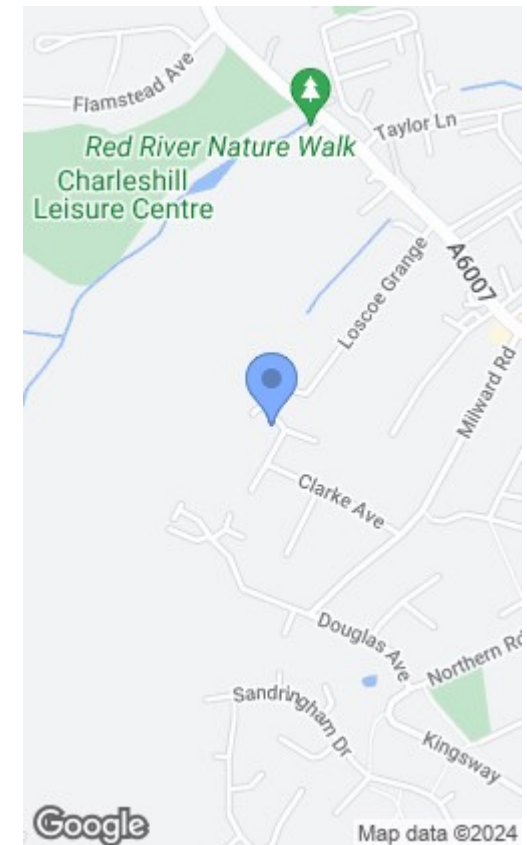
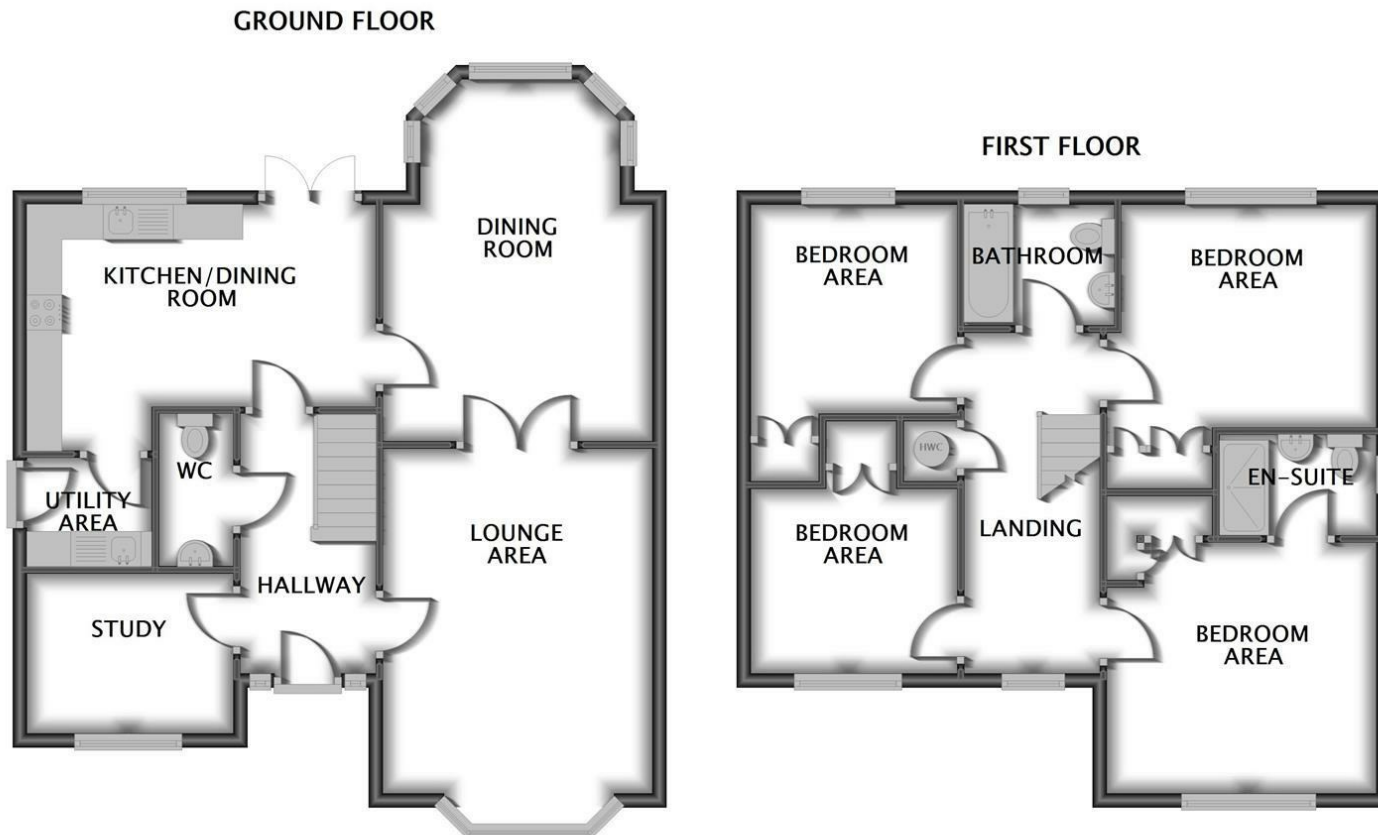
We understand the property is held freehold, with vacant possession provided upon completion.

#### DO YOU NEED A SURVEY?

If you are not buying one of our properties, but need a valuation, please contact our offices for further information and advice on 01332 296396. We offer a range of surveys and valuations to cover all house types.

**REF: R13371**

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Floorplan is an illustration only and cannot be used for any construction purposes.  
Plans supplied by 'Amber Energy Surveys Limited'  
email - [amberenergysurveys@outlook.com](mailto:amberenergysurveys@outlook.com) / mobile - 0774 896 8963



## 1 GRANGE GARDENS

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-101) A		81	(81-91) A		
(89-91) B		72	(69-80) B		
(85-88) C			(65-68) C		
(82-84) D			(59-64) D		
(78-81) E			(55-58) E		
(74-77) F			(51-54) F		
(71-73) G			(47-50) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

### PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

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