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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 05th November 2025



LOSCOE ROAD, HEANOR, DE75

Hannells

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Introduction

Our Comments



- > Well-Presented Three Bedroom Semi-Detached Home
- > Spacious & Extended Downstairs Living Accommodation
- > EPC Rating D, Standard Construction
- > Council Tax Band A, Freehold
- > Ample Off Road Parking With A Double Garage

Property Description

Located close to the heart of Heanor town centre is this unique property, ideal for a growing family or first time buyer. Occupying a good sized plot and set back from the road, the property features three bedrooms along with offering extended and spacious downstairs living accommodation. Benefitting from ample off-road parking with a detached double garage, well-maintained rear garden, uPVC double glazing and gas central heating, the property must be viewed to fully appreciate the accommodation on offer. In brief, the accommodation comprises; Entrance hall, downstairs cloakroom/WC, a spacious living/dining room having a feature fireplace, a modern breakfast kitchen having Quartz worktops, integrated appliances, breakfast bar and French doors leading out onto the garden and separate utility room. To the first floor are three bedrooms, first floor landing and family bathroom having a three piece suite. To the outside is a substantial sized driveway providing off-road parking for several vehicles together with a detached double garage, a good sized lawn with raised flower beds, garden shed an enclosed patio area together with fenced boundaries.

Room Measurement & Details

Entrance Door To:

Living / Dining Room: (15'11" x 28'6") 4.85 x 8.69

Cloaks/WC: (3'6" x 4'7") 1.07 x 1.40

Breakfast Kitchen: (18'1" x 25'6") 5.51 x 7.77

Utility Room: (8'5" x 9'7") 2.57 x 2.92

First Floor Landing: (2'11" x 5'5") 0.89 x 1.65

Further Landing Area: (2'11" x 6'5") 0.89 x 1.96

Bedroom One: (16'5" x 10'3") 5.00 x 3.12

Bedroom Two: (8'11" x 13'6") 2.72 x 4.11

Bedroom Three: (6'2" x 6'3") 1.88 x 1.90

Spacious Family Bathroom: (10'7" x 7'5") 3.23 x 2.26

Buyer Information:

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person. 2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long distance to view. 3. Measurements: All measurements are approximate and provided for guidance only. 4. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections. 5. These details are given in good faith but do not form part of any offer or contract. Information should be independently verified. Hannells Limited and its employees or agents are not authorised to make representations or warranties regarding the property.

Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,399 ft ² / 130 m ²		
Plot Area:	0.15 acres		
Year Built :	1930-1949		
Council Tax :	Band A		
Annual Estimate:	£1,532		
Title Number:	DY494620		

Local Area

Local Authority:	Derbyshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	6 mb/s	80 mb/s	10000 mb/s
• Surface Water	Very low			

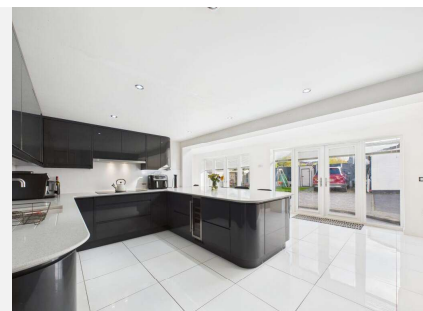
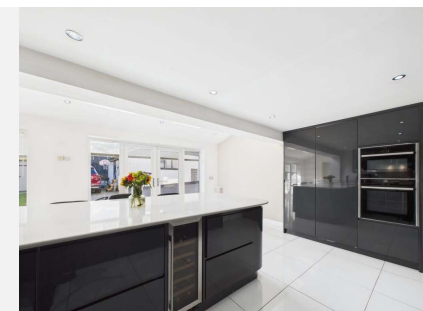
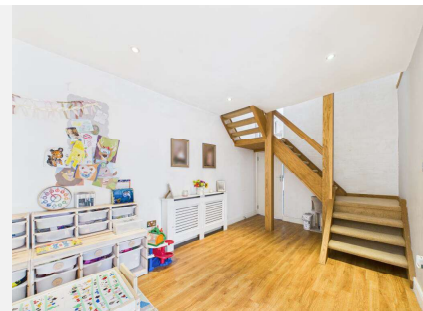
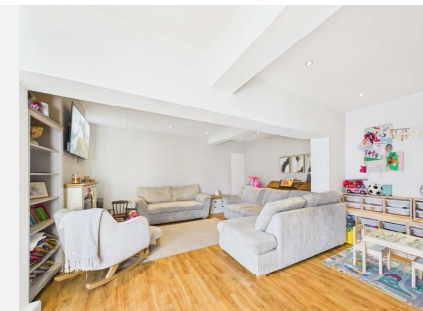
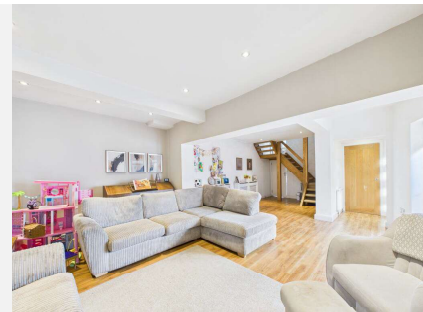
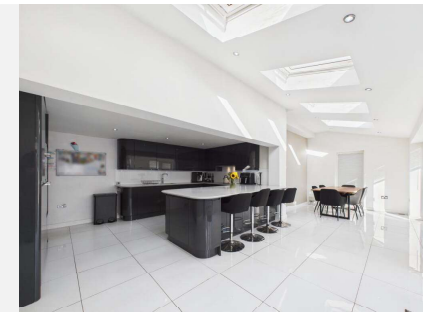
Mobile Coverage:
(based on calls indoors)

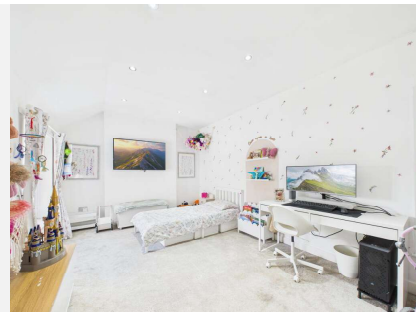
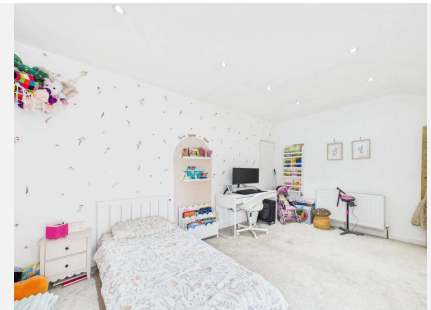
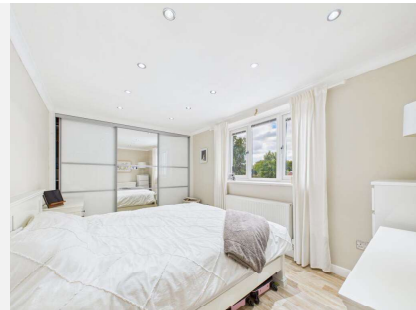
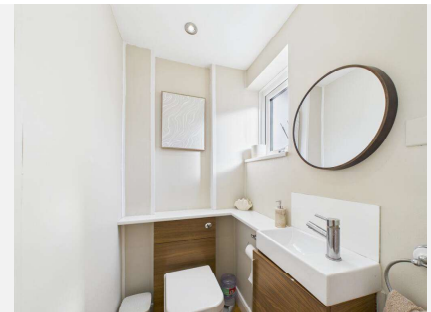
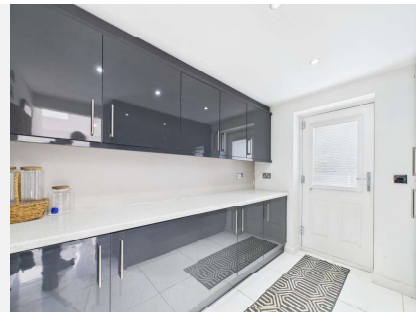


Satellite/Fibre TV Availability:

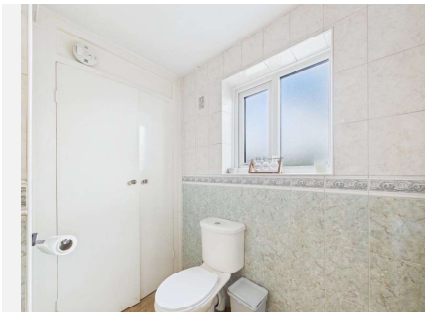


Gallery Photos

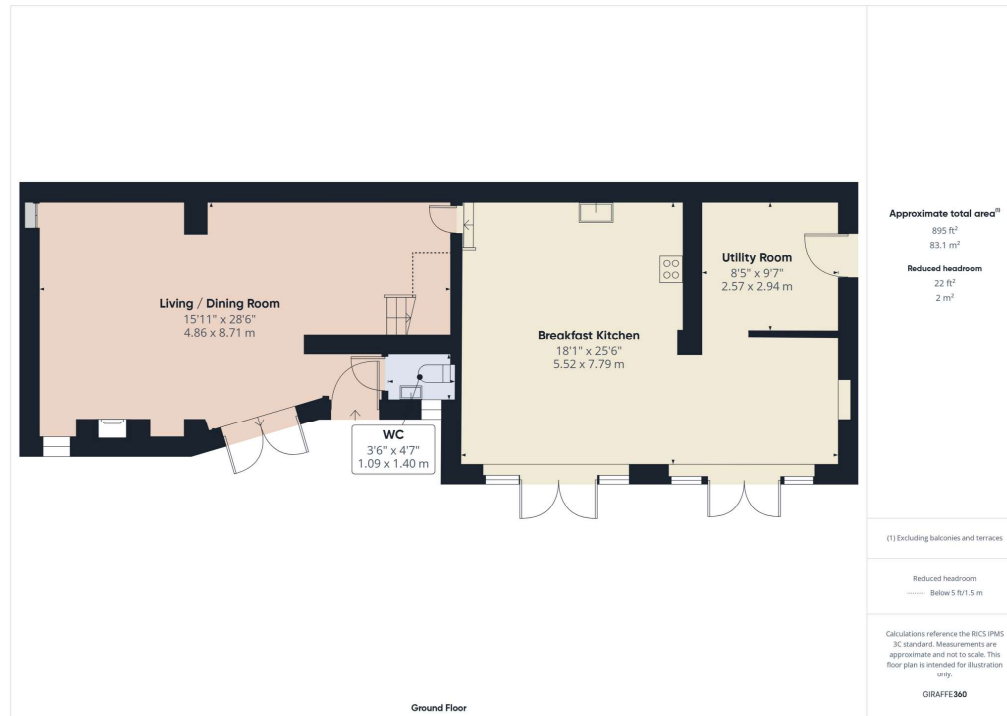




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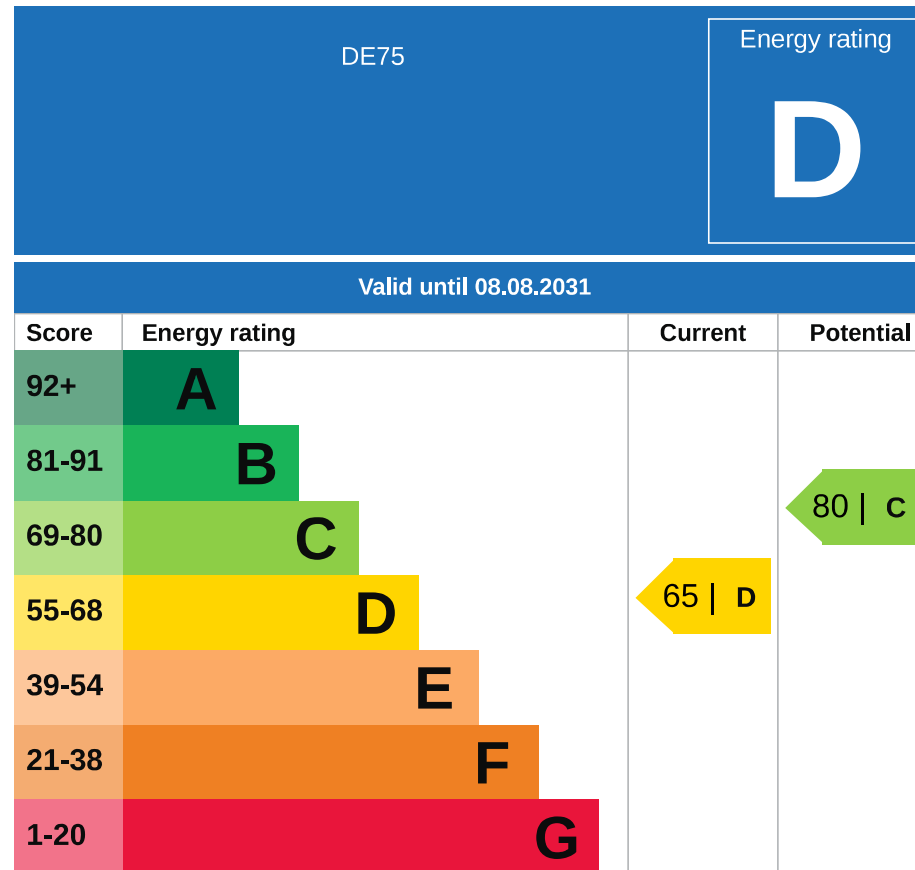
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	4
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 95% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	130 m ²

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Testimonials



Testimonial 1



I was delighted with how fast and efficient the process has been. By Hannells putting in the hard work within one week I already have a buyer interested and have accepted an offer.

Testimonial 2



I was very impressed with Hannells, in particular their warm but very professional approach. They were easily contacted if any queries and gave sound advice along the way. I feel I benefited from their experience and I wouldn't hesitate to recommend.

Testimonial 3



Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

Testimonial 4



Great experience of buying house with Hannells. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth process.



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