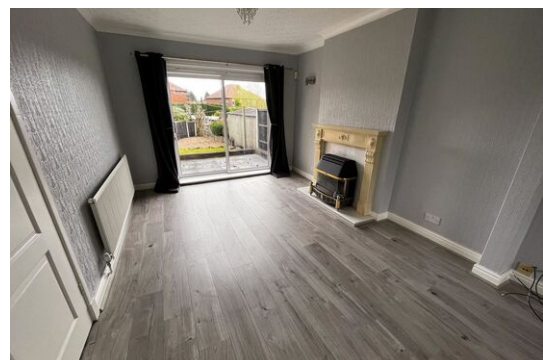
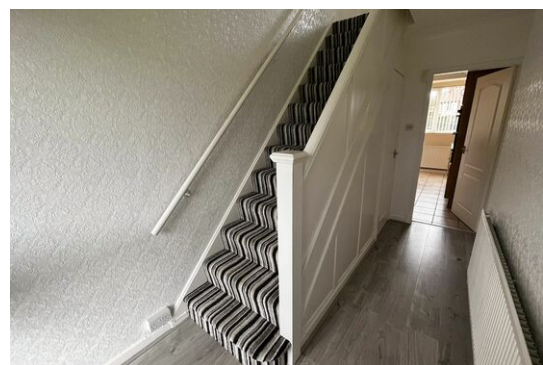
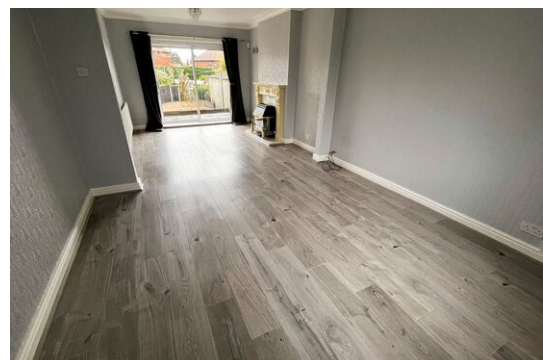
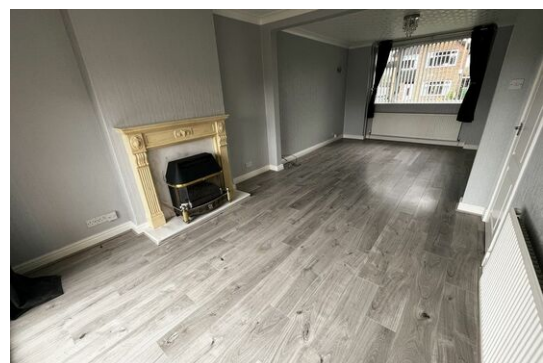


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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

**Brook Street, Loscoe, Heanor, Derbyshire , DE75 7LP**  
**£225,000**



**FEATURES:**

- DETACHED FAMILY HOME
- THREE BEDROOMS
- THROUGH LOUNGE DINER
- GARAGE AND DRIVEWAY
- GOOD SIZED PLOT
- CUL DE SAC LOCATION SOUGHT AFTER LOCATION
- NO UPWARD CHAIN
- GAS CENTRAL HEATING
- ELECTRIC CAR CHARGING POINT
- VIEWING ESSENTIAL

**COUNCIL TAX BAND: C EPC RATING: D**

#### **Entrance Hallway**

Stairs rising to the first floor, doors to lounge diner, kitchen, under stairs storage cupboard, radiator, laminate flooring.

#### **Lounge Diner**

7.46 m x 3.50 m (24'6" x 11'6")  
UPVC window to front and patio doors to rear aspect, two radiators, feature fireplace, laminate flooring.

#### **Kitchen**

3.73 m x 2.99 m (12'3" x 9'10")  
UPVC windows to rear and side, fitted kitchen comprising of base and wall units with work surface, sink unit, integrated eye level oven, hob and extractor above, integrated fridge and freezer, part tiled walls, tiled flooring and door to side aspect.

#### **First floor landing**

Doors to bedrooms and bathroom, UPVC window to side.

#### **Bedroom One**

3.66 m x 2.99 m (12'0" x 9'10")  
UPVC window to front aspect, fitted wardrobes to one wall, radiator.

#### **Bedroom Two**

3.73 m x 2.60 m (12'3" x 8'6")  
UPVC window to rear aspect, fitted wardrobes to one wall, also housing the recently fitted boiler, radiator.

#### **Bedroom Three**

2.18 m x 1.83 m (7'2" x 6'0")  
UPVC window to front aspect, radiator.

#### **Bathroom**

UPVC window to rear aspect, three piece suite comprising of panelled bath, WC, hand wash basin, part tiled walls, radiator, storage cupboard.

#### **Outside**

To the front of the property is a driveway leading to a single garage with pedestrian door, the garage also has a pedestrian door to the rear, and also an electrical car charging point. There is also lawned gardens to the front with picket fencing, shrubs and borders. To the rear of the property is a lawned garden, pebbled area, patio seating area, and being enclosed.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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