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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Lake Gardens Loscoe Heanor DE75 7JN , DE75 7JN **£295,000**



FEATURES:

- FOUR BEDROOMS
- DETACHED FAMILY HOME
- CUL DE SAC LOCATION
- SOUGHT AFTER LOCATON
- FEATURE LOG BURNER
- LANDSCAPED REAR GARDEN
- KITCHEN DINER
- UTILITY ROOM
- IDEAL FAMILY HOME
- OFF STREET PARKING AND GARAGE

COUNCIL TAX BAND: D EPC RATING: D

Entrance Hallway
Solid oak flooring, door to lounge and downstairs WC, radiator.

Downstairs WC
UPVC double glazed window to side aspect, two piece suite comprising of WC and hand wash basin. solid wood flooring, radiator.

Lounge
5.03 m x 4.78 m (16'6" x 15'8")
UPVC double glazed window to front aspect, feature fireplace with log burner, tv point, stairs rising to the first floor, radiator, solid wood flooring, door to kitchen diner.

Kitchen Diner
4.75 m x 3.35 m (15'7" x 11'0")
UPVC double glazed window and french doors to rear aspect, a modern fitted kitchen comprising of base and wall units with granite worktops and sink unit, breakfast bar with downlights, integrated appliances including Rangemaster oven, hob and extractor above, fridge freezer, dishwasher, tiled flooring, radiator, door to utility room.

Utility Room
2.34 m x 1.80 m (7'8" x 5'11")
Modern base and wall units with granite worktop, part tiled walls, space for washing machine and drier, tiled flooring, radiator, window and door to rear garden.

First floor landing
Radiator, Doors to bedrooms and bathroom and loft access.

Bedroom One
3.66 m x 2.92 m (12'0" x 9'7")

UPVC double glazed window to front aspect, fitted storage cupboard and wardrobes, TV point, radiator, door to En suite.

En Suite
Three piece suite comprising of shower cubicle with rainfall shower, hand wash basin, WC, heated towel rail, tiled walls and window to side aspect,

Bedroom Two
4.11 m x 2.36 m (13'6" x 7'9")
UPVC window to rear aspect, radiator, tv point.

Bedroom Three
3.45 m x 1.93 m (11'4" x 6'4")
UPVC double glazed window to rear aspect, radiator, tv point.

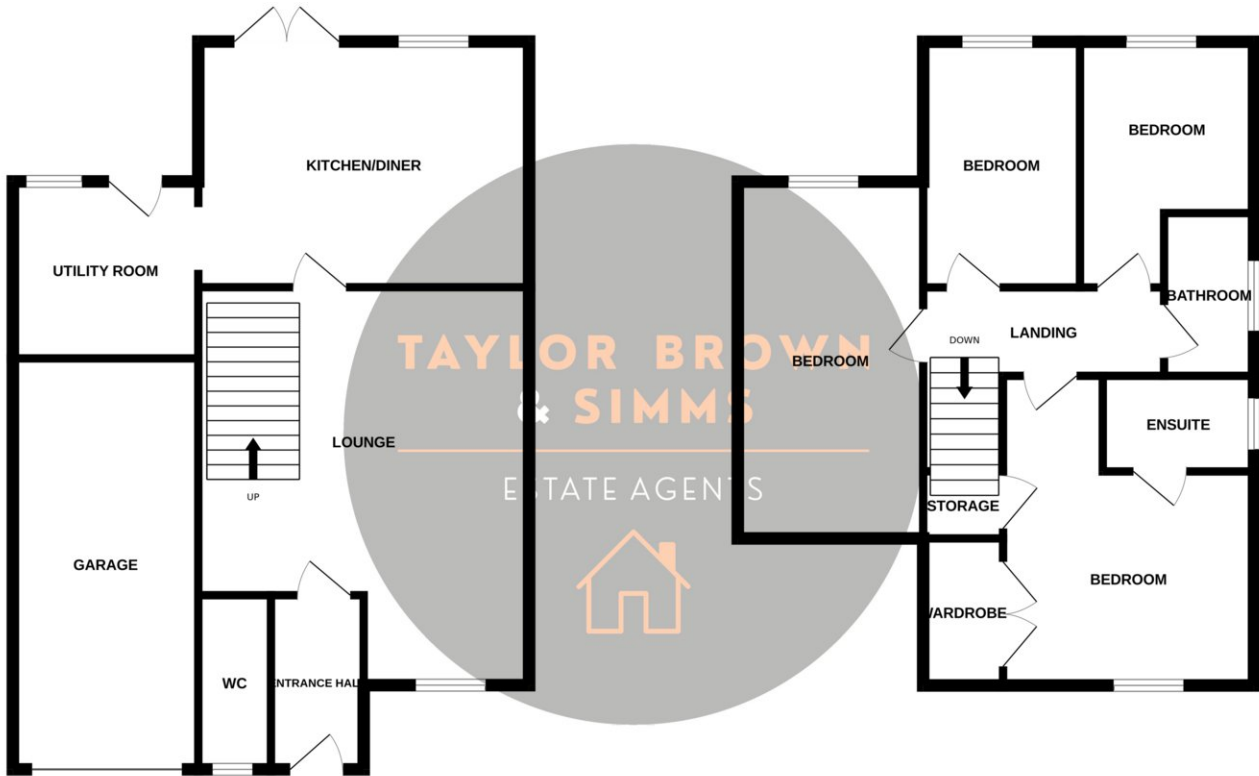
Bedroom Four
2.69 m x 2.31 m (8'10" x 7'7")
UPVC double glazed window to rear aspect, radiator, TV point.

Bathroom
UPVC double glazed window to side aspect, a modern fitted three piece suite comprising of WC, hand wash basin, panelled bath with shower above, shaving point, extractor fan, part tiled walls, radiator.

Outside
To the front of the property is off street parking for two cars leading to a single garage.
To the rear of the property is a recently landscaped garden, with flagstone flooring, sleeper beds and lawned garden, being enclosed via panelled fencing.

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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