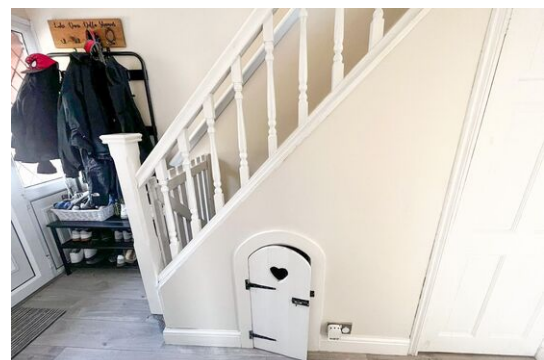


2 Marshall Street  
Heanor  
Derbyshire  
DE75 7AT  
01773715790  
info@taylorbrownandsimms.co.uk  
www.taylorbrownandsimms.co.uk

**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

Laceyfields Road, Heanor, Derbyshire , DE75 7HJ  
**£260,000**



**FEATURES:**

- THREE BEDROOMS
- DETACHED FAMILY HOME
- STUNNING VIEWS TO THE REAR
- GOOD SIZED GARDEN WITH OUTBUILDING
- CAR PORT AND OFF STREET PARKING
- MODERN FITTED BATHROOM
- KITCHEN DINER
- IDEAL FAMILY HOME
- DOWNSTAIRS WC
- VIEWING ESSENTIAL

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

#### Entrance Hallway

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

#### Lounge

3.47 m x 3.86 m (11'5" x 12'8")  
UPVC bay window to front aspect, feature fireplace, radiator, tv point.

#### Kitchen Diner

3.75 m x 5.43 m (12'4" x 17'10")  
UPVC Window and UPVC patio doors to the rear garden, Fitted base and wall units with wood work top, belfast style sink unit, tiled flooring, "Rangemaster" oven, with extractor above, plumbing and space for washing machine and dryer, space for fridge freezer, tv point, feature towel rail, door to car port.

#### First floor landing

Doors to bedrooms and bathroom, UPVC window to side, radiator.

#### Bedroom One

3.64 m x 3.30 m (11'11" x 10'10")  
UPVC window to rear aspect, radiator.

#### Bedroom Two

3.71 m x 3.71 m (12'2" x 12'2")  
UPVC bay window to front, radiator.

#### Bedroom Three

2.70 m x 2.08 m (8'10" x 6'10")  
UPVC window to front, radiator.

#### Bathroom

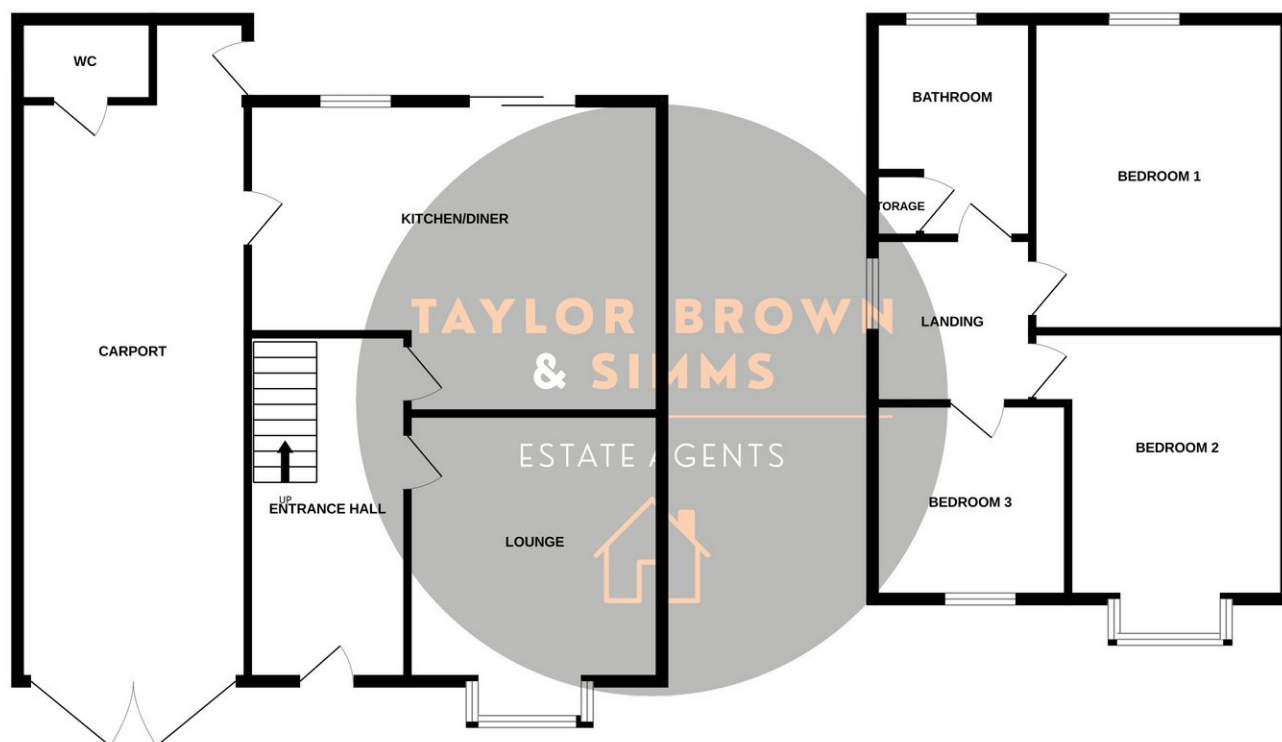
UPVC window to rear, a modern three piece suite comprising of panelled bath with rain shower above and shower screen, WC and hand wash basin set in a vanity unit, cupboard housing the boiler.

#### Car Port

Car port to the side of the house, with wooden double doors to the front and door to the back and also door to WC

#### Outside

To the front of the property is off street parking leading to the car port, gravelled area with hedge enclosing the front garden. To the rear is a tiered garden, with many features including, patio area, outbuilding, astro area, lawned garden and being enclosed via hedging and trees and panelled fencing.



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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