



Grandfield Street
Loscoe Heanor



Grandfield Street Loscoe Heanor DE75 7LS

for sale offers over
£250,000



Property Description

We are excited to present to market this spacious property. A great sized family home in a commuters location, this spacious THREE bedroom semi detached house offers modern but traditional living. Standing back from the road with access via a side drive to the main door this property briefly comprises of; an attractive lounge dining room, kitchen, utility room and downstairs bathroom. To the first floor; there are three good sized bedrooms and a family shower room. To the outside of the property is a generously sized garden which is maturely planted with the exception of an allotment area and paved seating area, as well as a detached garage with power & lighting and great for storage. The property benefits from UPVC double glazing throughout as well as being gas centrally heated throughout.

Kitchen

15' 5" max x 8' 4" max (4.70m max x 2.54m max)
Situating from the side door you enter the kitchen which comprises of a variety of matching wall and base units with counter tops over , sink and drainer unit, integrated oven and hobs, plumbing for washing machine , dishwasher , space for fridge freezer , upvc window to the rear elevation and tiled flooring and doors to the lounge and stairs.

Lounge

23' 8" max x 12' 9" max (7.21m max x 3.89m max)
Situating from the kitchen, the lounge benefits from being split into a dining area and a living space with a multi fuel burner being the main feature of this space , French doors to the rear with window to the front elevation , and also benefiting from the underfloor heating.

Bathroom

The downstairs bathroom comprises of a panelled bath with shower over , tiled flooring , low level W/c and wash hand basin with taps over,



First Floor Landing

Allowing access to ;

Bedroom One

12' 9" max x 11' 9" max (3.89m max x 3.58m max)
Situating to the rear elevation this double bedroom has a double glazed window to the rear elevation, carpet flooring and radiator.

Bedroom Two

.11' 4" x 10' 9" (3.45m x 3.28m)
Situating to the front elevation this double bedroom has a double glazed window to the front elevation, carpet flooring and radiator.

Bedroom Three

8' 4" x 7' 7" (2.54m x 2.31m)
Situating to the front elevation this double bedroom has a double glazed window to the front elevation, carpet flooring and radiator.

Shower Room

The three piece shower room comprises of a shower cubicle with power shower , low level W/C and wash hand basin with taps over, vinyl flooring and towel radiator.

Front

The property from the front stands back from the road with a driveway down the right hand side leading to the detached garage and also with mature shrubs to the front allowing privacy from the lounge and an outlook of colour.

Rear

The rear of the property is of low maintenance however does benefit from mature shrubs and flowers allowing a variety of colours creating a private area filled with wildlife and privacy throughout to enjoy them warmer months.

Garage

17' x 8' 2" (5.18m x 2.49m)

With up and over garage door and benefitting from power and lights.

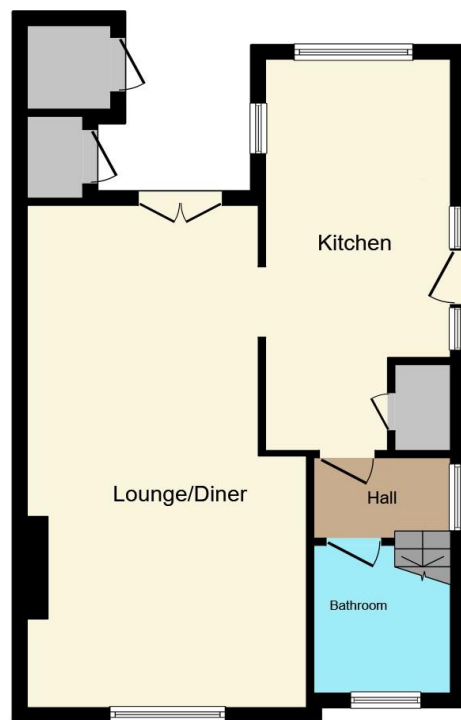
Agents Notes

This property over the year has been loved and compliments many of the original features of that from its Victorian age, the current owners have also had many works carried out on the property such as a new roof in January 2024 , new boiler approximately 2 years old, new pump for the under floor heating , replacement of windows and general TLC since they have owned it.





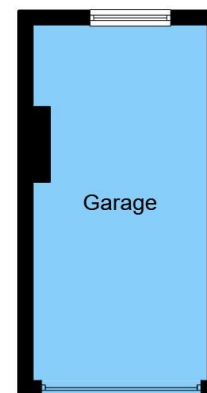




Ground Floor



First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

Tenure: Freehold

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