



Laceyfields Road, Heanor







## Property Description

A well-presented FIVE bedroom detached property set in the popular location of Heanor on Laceyfields Road; this property is a fantastic family home offering tremendous space throughout. Internally the property briefly comprises of to the ground floor; entrance area, garage and bedroom with ensuite. Then to the first floor is another entrance hallway with access with a door from the front elevation via stairs, lounge with French doors to the rear garden, dining room and kitchen to the rear with access to the ground floor. Further to this, the second floor offers four bedrooms and a shower room. To the rear of the property is a well maintained lawned garden which is south facing and is fully enclosed. The property is fully double glazed and gas centrally heated throughout.

## Ground Floor

### Entrance Hall

With door to the front elevation, stairs to first floor, access to the garage and bedroom.

### Garage

21' x 11' 6" (6.40m x 3.51m)  
Fitted with power and lighting.

### Bedroom Five

17' 6" x 11' 8" (5.33m x 3.56m)  
UPVC double glazed window to the side elevation, laminate flooring, underfloor heating and access to;

### Ensuite

Fitted with W.C, wash hand basin, shower cubicle, tiled splashbacks, extractor fan, radiator and washing machine point.

## First Floor

### Entrance Hallway

With door to the front elevation, laminate flooring and access to;

### Lounge

21' x 11' 5" (6.40m x 3.48m)  
UPVC double glazed window to the front elevation and French doors to the rear, log burner, TV point, two radiators and carpet flooring.

### Dining Room

11' 6" x 9' 7" (3.51m x 2.92m)  
UPVC double glazed window to the front and side elevation, laminate flooring and radiator.

### Kitchen

11' 6" x 7' 9" (3.51m x 2.36m)  
Fitted with wall and base units incorporating a sink and drainer, complementary tiled splashbacks, integrated electric oven, gas hob, plumbing for washing machine, fridge/freezer, space for dishwasher, tiled flooring, radiator, access to the ground floor and UPVC double glazed window to the rear elevation and door leading to the rear garden.

## Second Floor

### Landing

Carpet flooring, radiator, loft access with pull down ladder and access to;

### Bedroom One

11' 8" x 11' 7" (3.56m x 3.53m)  
UPVC double glazed window to the front and side elevation, carpet flooring and radiator.

### Bedroom Two

12' 11" x 8' 1" (3.94m x 2.46m)  
UPVC double glazed window to the front elevation, carpet flooring and radiator.

### Bedroom Three

8' 3" x 8' 1" (2.51m x 2.46m)  
UPVC double glazed window to the rear elevation, carpet flooring and radiator.

### Bedroom Four

6' 6" x 6' 3" (1.98m x 1.91m)  
UPVC double glazed window to the front elevation, carpet flooring and radiator.

### Shower Room

Fitted with a W.C, vanity wash hand basin and a shower cubicle. With a storage cupboard casing the boiler and UPVC double glazed window to the rear elevation.

## Front

The property is set back from the road with a driveway providing off road parking, with direct access to the garage and gated entry to the side of the property to the rear garden.

## Rear

The rear garden is south facing and is mainly laid to lawn with a secure fenced boundary.



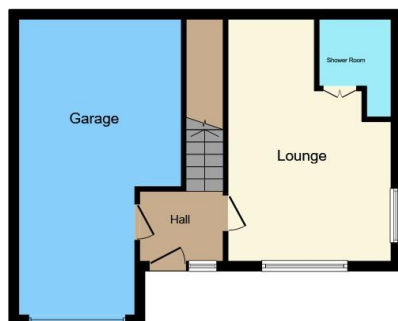












**Ground Floor**



**First Floor**



**Second Floor**

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**EPC Rating: D**

**Tenure: Freehold**

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