



Laceyfields Road
Heanor



Property Description

*** Offering Stunning Far Reaching Views ***

Extremely well presented three bedroom semi-detached family home situated in an elevated position benefiting from a charming dining kitchen and a large driveway providing ample off street parking. In brief property comprises entrance hall, spacious living room and dining kitchen with french doors to the rear garden. To the first floor the landing gives access to the three well proportioned bedrooms (Beautiful views to bedrooms one and three) and modern family bathroom.

Outside the property is set back from the road with a front garden laid to lawn with mature trees and shrubs. Driveway to the front and side of the property providing ample off street parking, detached garage with up and over door and side access leading to the rear garden.

Rear garden boasts a generous patio area, outside cold water tap and steps leading lawn with mature trees.

Entrance Hall

Entrance through a uPVC double glazed door to the front elevation, carpet flooring, cloakroom and door to living room.

Living Room

12' x 16' Max (3.66m x 4.88m Max)

With carpet flooring, central heating radiator,

TV point, stairs to the first floor, uPVC double glazed window to the front elevation offering far reaching views and door to the dining kitchen.

Dining Kitchen

16' x 8' 11" (4.88m x 2.72m)

Fitted with a range of wall and base units, solid wood work surface with inset stainless steel sink, space for oven, space and plumbing for washing machine, space for fridge freezer, wood effect flooring, central heating radiator, under stairs storage cupboard, space for dining table, uPVC double glazed door to the side elevation leading to driveway, uPVC double glazed french door to the rear elevation leading to the garden and a uPVC double glazed window to the rear elevation.

First Floor

Landing

With carpet flooring, loft access, uPVC double glazed window to the side elevation and doors to the three bedrooms and family bathroom.

Bedroom One

12' x 9' 11" (3.66m x 3.02m)

With carpet flooring, central heating radiator and a uPVC double glazed window to the front elevation with stunning far reaching views.

Bedroom Two

10' x 9' (3.05m x 2.74m)

Carpet flooring, storage cupboard, central heating radiator and a uPVC double glazed window to the rear elevation.

Bedroom Three

8' x 6' (2.44m x 1.83m)

With carpet flooring, central heating radiator, over stairs storage cupboard and a uPVC double glazed window to the front elevation offering far reaching views.

Family Bathroom

Three piece suite comprising panelled bath with shower over, glass shower screen, low level WC, vanity wash basin, heated towel rail, aquaclad splash-backs, vinyl flooring and a uPVC double glazed obscure window to the rear elevation.

Outside

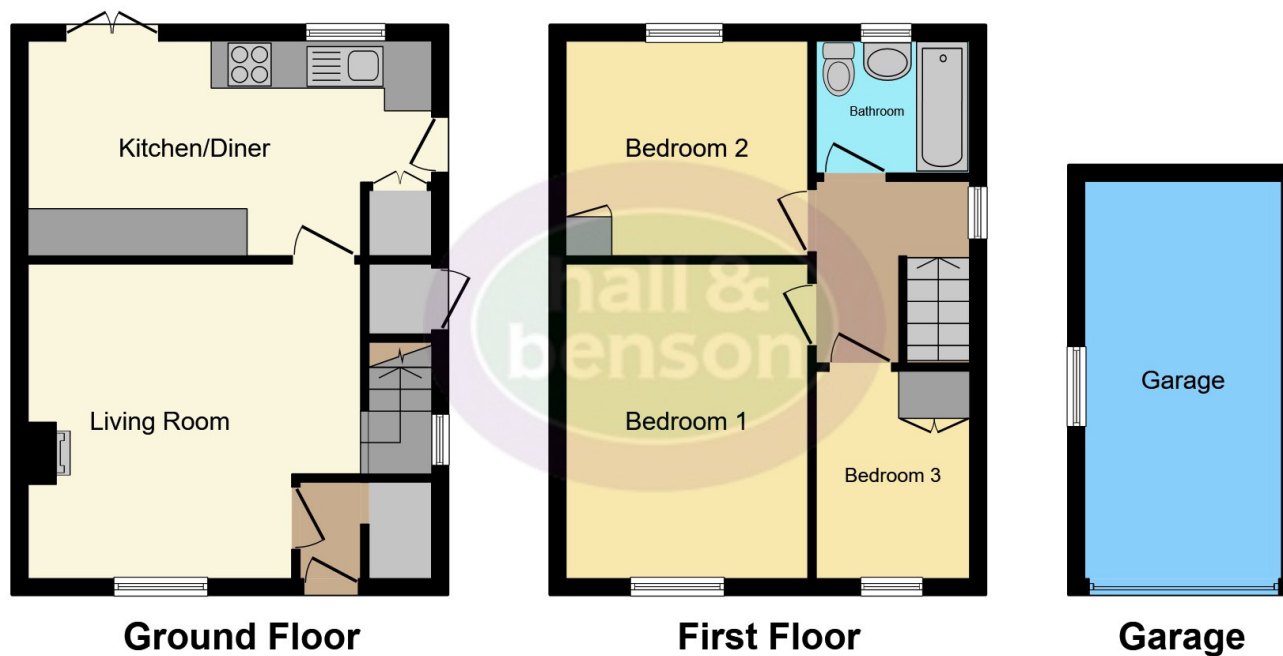
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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Hall & Benson on

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EPC Rating: C

view this property online hallandbenson.co.uk/Property/HNR102244

Tenure: Freehold



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