



Loscoe Road  
Heanor



## Property Description

Early viewing comes advised on this two bedroom property benefiting from two reception rooms and a generous rear garden. In brief property comprises living room, hall, dining room, kitchen and shower room. The landing to the first floor gives access to the two bedrooms and family bathroom.

Outside the property is set back from the road with stairs leading to the front door and a low maintenance courtyard, to the side of the property provides gated access to the rear garden. The rear garden provides a large patio area, generous lawn, outside storage and an outside WC with power and lighting.

## Living Room

11' 7" Max x 12' 3" Max ( 3.53m Max x 3.73m Max )

Entrance through uPVC door to the front elevation, carpet flooring, central heating radiator, TV point, uPVC double glazed window to the front elevation and door leading to the hallway.

## Hallway

With carpet flooring, stairs leading to first floor landing and under stairs storage with power and lighting.

## Dining Room

11' 7" Max x 13' 2" Max ( 3.53m Max x 4.01m Max )

With carpet flooring, central heating radiator, TV point, uPVC double glazed window to the

rear elevation, feature electric fireplace and door leading to kitchen.

## Kitchen

6' 3" Max x 13' 5" Max ( 1.91m Max x 4.09m Max )

Fitted with a range of wall and base units, work surface incorporating sink, integrated new oven with extractor over, four ring new gas hob, space for fridge and washing machine, vinyl flooring, tiled splashbacks, UPVC double glazed window to the side elevation and UPVC door to the rear garden.

## Landing

with Carpet flooring, central heating radiator, loft access and doors leading to both bedrooms and family bathroom.

## Bedroom One

11' 7" Max x 12' 3" Max ( 3.53m Max x 3.73m Max )

with carpet flooring, central heating radiator, TV point and uPVC window to the front elevation.

## Bedroom Two

8' 6" Max x 13' 2" Max ( 2.59m Max x 4.01m Max )

With carpet flooring, central heating radiator, TV point and uPVC window to the rear elevation.

## Family Bathroom

Comprising of panelled bath with shower over and glass shower screen, low level WC and wash hand basin, central heating radiator, tiled flooring, storage cupboard housing boiler, extra storage space and UPVC double glazed obscured window to the rear elevation.

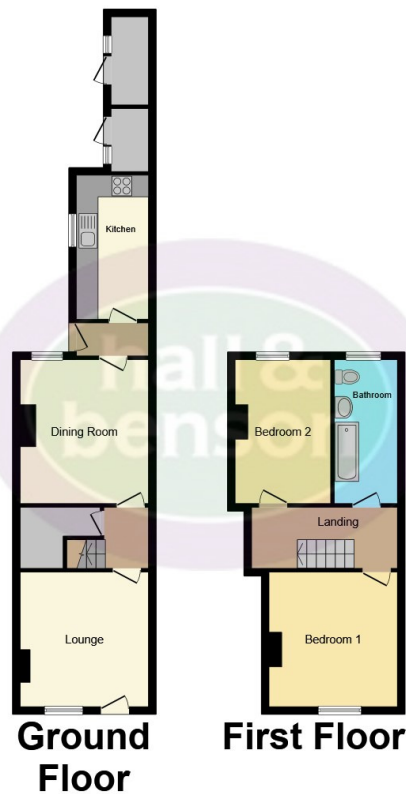
## Outside

Outside the property is set back from the road with stairs leading to the front door and a low maintenance courtyard, to the side of the property provides gated access to the rear garden. The rear garden provides a large patio area, generous lawn, outside storage and an outside WC with power and lighting.









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](http://www.focalagent.com)

To view this property please contact Hall & Benson on

**T 01773 715050**  
**E [heanor@hallandbenson.co.uk](mailto:heanor@hallandbenson.co.uk)**

13 Market Street  
HEANOR DE75 7NR

**EPC Rating: E**

**view this property online [hallandbenson.co.uk/Property/HNR102524](http://hallandbenson.co.uk/Property/HNR102524)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.hallandbenson.co.uk](http://www.hallandbenson.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HNR102524 - 0003