

Property details **approval form**

36 Furnace Lane, Loscoe, Heanor, Derbyshire, England, DE75 7LD

Date: 07 April 2025

Property Ref and Version: HNR102783 - 0003



**hall &
benson**

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£395,000

Tenure: Freehold

○ Key Features

- > Energy Rating: C
- > NO CHAIN
- > IMMACULATE CONDITION
- > VIEWINGS HIGHLY RECOMMENDED
- > SOUGHT AFTER LOCATION
- > SEMI-RURAL
- > DETACHED FAMILY HOME
- > PRIVATE REAR GARDEN
- > CLOSE TO SCHOOLS AND SHOPS

○ Short Description

Furnace Lane - £395,000

Immaculate home with private garden, off-street parking, and a large conservatory with a hard roof. Close to schools, amenities, and Loscoe Dam. A fantastic opportunity in a great location.

Call Hall & Benson today

○ Long Description

- Furnace Lane, Loscoe - £395,000 -

A stunning example of a well-maintained family home, this three-bedroom detached property is set in a semi-rural location close to Loscoe Dam, perfect for scenic walks while still being within walking distance of local shops. No expense has been spared in maintaining this warm and inviting home, making it completely move-in ready.

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Inside, the property features a cosy lounge and a very modern kitchen with high-end appliances. A large conservatory with a hard roof provides a comfortable space to relax all year round. The home also boasts a private rear garden, a garage with a large utility space, and even its own sauna for added luxury.

At the bottom of the garden, a fully equipped summer house retreat offers the perfect spot for cosy nights watching films.

This property is ready to move into with no hassle - viewings are highly recommended!

○ **Directions**

○ **Agent Note**

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○ Room Description

Entrance Hall

16' 4" 5 x 5' 8" 7 (4.98m 5 x 1.73m 7)

Lounge

10' 8" 9 x 21' 7" 8 (3.25m 9 x 6.58m 8)

Kitchen

9' 8" 2 x 7' 4" 1 (2.95m 2 x 2.24m 1)

Dining Conservatory

16' 9" x 16' 11" (5.11m x 5.16m)

Bedroom One

9' 6" 7 x 11' 5" 4 (2.90m 7 x 3.48m 4)

Bedroom Two

10' 9" x 9' 5" (3.28m x 2.87m)

Bedroom Three

7' 8" x 7' 9" (2.34m x 2.36m)

Bathroom

7' 10" 6 x 7' 7" 8 (2.39m 6 x 2.31m 8)

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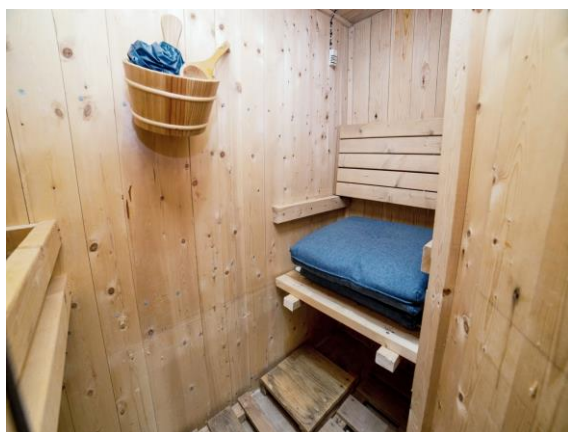
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○ Property Images



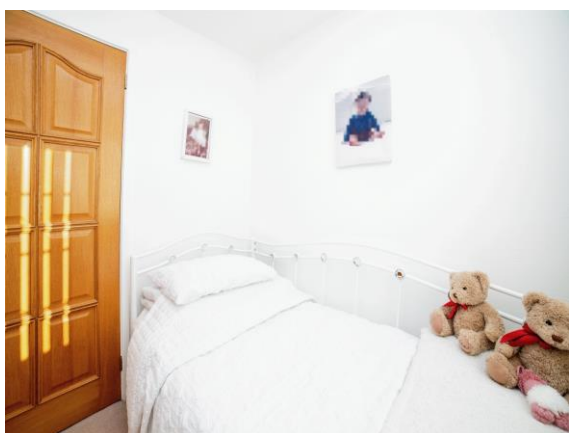
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○ Property Images



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○ Floor Plan



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

○ Approval

	Signature	Date
Corey Pilmore		
Mr J.K. Brown		