



Laceyfields Road
HEANOR

burchell
edwards

Laceyfields Road
HEANOR DE75 7HJ

for sale offers in the region of
£180,000



Property Description

A beautifully presented three-bedroom end-terrace home combining period character with modern styling throughout. The accommodation comprises an inviting lounge with built-in storage and shelving, a separate dining room featuring a multi-fuel stove and attractive recessed display areas, and a stylish kitchen fitted with rustic-style units, wooden worktops, breakfast bar, gas hob and integrated oven. Completing the ground floor is a contemporary family bathroom fitted with a three-piece suite including a bath with shower over.

To the first floor, the landing provides access to three well-proportioned bedrooms. The generous principal bedroom is positioned to the rear of the property and features an attractive fireplace, while the second bedroom is a spacious double to the front, also benefitting from a feature fireplace. The third bedroom offers versatile accommodation, ideal as a child's bedroom, nursery, study or home office.

Outside, the property enjoys an enclosed forecourt garden to the front and an enclosed rear garden arranged over tiers, incorporating lawned, gravelled and decked seating areas. A useful storage shed and fenced boundaries create an attractive space for outdoor dining, entertaining and relaxation.

An excellent opportunity for first-time buyers, growing families or investors seeking a well-maintained home with character and modern comforts.

Living Room

A well-presented lounge with a front-facing window, front door access from front elevation, fitted carpet, contemporary décor and useful built-in storage with display shelving. A bright and comfortable reception room with access to the inner hall and staircase.

Dining Room

A stylish and versatile dining room featuring a rear-facing window, fitted carpet and attractive wall panelling. The room benefits from a feature multi-fuel stove, recessed shelving and display storage, creating an excellent space for dining and entertaining.

Kitchen

Fitted with a range of rustic-style wall and base units with wooden work surfaces, inset sink, gas hob with extractor over and integrated oven. Benefiting from space for appliances, a breakfast bar, patterned tiled flooring and a window providing natural light. Door leading to the bathroom.

Bathroom

A modern bathroom fitted with a three-piece suite comprising a panelled bath with shower over and glass screen, wash hand basin set in a vanity unit and low-flush WC. Finished with contemporary tiling, patterned flooring and an obscured window providing natural light.

Landing

A spacious first-floor landing with fitted carpet, attractive balustrade and feature lighting. Providing access to all three bedrooms.

Bedroom One

A generous double bedroom featuring a rear-facing window, fitted carpet and attractive feature fireplace. Offering ample space for bedroom furniture, creating a comfortable principal bedroom.

Bedroom Two

A good-sized bedroom with a front-facing window, fitted carpet and feature fireplace. Offering versatile space for a child's bedroom, guest room or home office.

Bedroom Three

A well-presented single bedroom with a front-facing window, fitted carpet and radiator. Ideal as a child's bedroom, nursery, study or home office.

Externals

The property fronts directly onto the pavement with an enclosed forecourt garden bounded by a low-level brick wall. A pathway leads to the front entrance, while the attractive brick façade and traditional arched passageway enhance the property's kerb appeal.

The enclosed rear garden is arranged over tiers and offers a blend of decking, lawn and gravelled areas, creating an attractive space for outdoor dining and relaxation. Benefiting from a raised seating terrace, useful storage shed and fenced boundaries, the garden provides a good degree of privacy and enjoys a low-maintenance design.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 86.6 m² (932 sq.ft.) approx

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.propertybox.io



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134 Nottingham Road Eastwood
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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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