



Lee Lane  
Heanor

burchell  
edwards



## Property Description

Situated on the desirable Lee Lane in Heanor, this modern and well-presented three-bedroom semi-detached bungalow offers spacious single-storey living, generous outdoor space and ample off-road parking.

The accommodation comprises an entrance hall, convenient cloakroom/WC, spacious lounge with feature fireplace, and a well-appointed kitchen/diner fitted with a range of wall and base units, integrated electric oven and hob, dining space and French doors opening onto the rear garden. There are three well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes, alongside a stylish contemporary bathroom fitted with a modern three-piece suite.

Externally, the property enjoys excellent kerb appeal with a modern rendered frontage, lawned garden, established planting and off-road parking, together with a side driveway providing additional parking and access to the rear.

The rear garden is a particular highlight, offering a generous and private outdoor space with a well-maintained lawn, gravelled seating areas, decked entertaining space, ornamental pond, timber shed and mature planting throughout. Enclosed by fencing and established trees, it provides the perfect setting for relaxing or entertaining.

An excellent opportunity for a range of buyers seeking a spacious and move-in-ready bungalow in a popular residential location.

## Entrance Hall

Entered via a composite front entrance door, the welcoming entrance hall features laminate flooring, a wall-mounted radiator and provides access to the principal accommodation.

## Wc / Cloakroom

Fitted with a two-piece suite comprising a low-level WC and wash hand basin. Having laminate flooring, a wall-mounted radiator and a double glazed opaque window to the rear elevation.

## Lounge

A spacious and comfortable reception room featuring a double glazed bay-style arrangement with two windows to the front elevation, allowing for plenty of natural light. The room benefits from fitted carpeting, two wall-mounted radiators and an attractive fireplace surround creating a central focal point.

## Kitchen / Diner

A well-appointed kitchen fitted with a range of matching wall and base units incorporating work surfaces with inset sink and drainer. Integrated appliances include an electric hob with cooker hood over and electric double oven. Further benefits include plumbing for a washing machine, wine rack, spotlights, laminate flooring, wall-mounted radiator and ample space for dining furniture. Double glazed windows to the side and rear elevations together with UPVC French doors provide access to the rear garden.

## Bedroom One

A generously sized double bedroom featuring fitted wardrobes, carpet flooring, wall-mounted radiator and a double glazed window to the front elevation.

## Bedroom Two

A well-proportioned bedroom with carpet flooring, wall-mounted radiator and a double glazed window overlooking the rear garden.

## Bedroom Three

A versatile third bedroom suitable for use as a bedroom, home office or hobby room. Having carpet flooring, wall-mounted radiator and a double glazed window to the rear elevation.

## Bathroom

Beautifully presented and finished to a high standard, the bathroom is fitted with a modern three-piece suite comprising a panelled bath with mixer tap and handheld shower attachment, low-level WC and wash hand basin set upon a vanity unit with work surface. Complemented by contemporary wall and floor tiling, heated towel rail, spotlighting and a frosted double glazed window to the rear elevation.

## Externals

To the front, the property enjoys a modern rendered exterior with a lawned garden, established borders, off-road parking and a driveway extending to the side providing additional parking and access to the rear.

The generous rear garden is predominantly laid to lawn and offers a wonderful space for outdoor enjoyment. Features include a gravelled seating area, decked entertaining space, ornamental pond, timber shed and established planting. Enclosed by fencing and mature trees, the garden enjoys a good degree of privacy.







To view this property please contact Burchell Edwards on

**T 01773 715454**  
**E [eastwood@burchelledwards.co.uk](mailto:eastwood@burchelledwards.co.uk)**

134 Nottingham Road Eastwood  
NOTTINGHAM NG16 3GD

EPC Rating: F Council Tax  
Band: B

Tenure: Freehold

**[check out more properties at burchelledwards.co.uk](http://www.burchelledwards.co.uk)**



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.

Burchell Edwards 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.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: EWD207846 - 0001