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**TAYLOR BROWN  
& SIMMS**  
ESTATE AGENTS

**Loscoe Road, Heanor, Derbyshire , DE75 7FG  
£190,000**



## **FEATURES:**

- THREE BEDROOM
- OFF STREET PARKING
- GARDEN WITH HOT TUB AND PATIO AREA WITH PERGOLA
- KITCHEN DINER
- UTILITY ROOM
- DOWNSTAIRS BATHROOM
- UPSTAIRS WC
- CLOSE TO TOWN CENTRE
- IDEAL FOR FIRST TIME BUYER
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### **Lounge**

**3.75 m x 3.42 m (12'4" x 11'3")**

**UPVC window and door to front aspect, feature log burner, TV point, radiator, door to inner hallway.**

### **Kitchen Diner**

**3.87 m x 3.85 m (12'8" x 12'8")**

**UPVC French doors leading to the rear garden, Feature log burner, tiled flooring, radiator, fitted kitchen with base and wall units with sink unit, integrated oven, induction hob and extractor above, under cupboard lighting, under stairs storage cupboard, opening to utility room.**

### **Utility Room**

**Plumbing for washing machine, space for drier, tiled flooring, door to bathroom.**

### **Bathroom**

**UPVC windows to rear and side aspect, fitted three piece suite comprising of panelled bath with shower above and shower screen, WC and hand wash basin set in a vanity unit, part tiled walls, cupboard housing the boiler,**

**heated towel rail.**

### **First floor landing**

**Doors to bedrooms and WC, radiator.**

### **Bedroom One**

**4.81 m x 3.24 m (15'9" x 10'8")**

**UPVC window to front aspect, AIR CON fitted unit, radiator.**

### **Bedroom Two**

**2.81 m x 2.87 m (9'3" x 9'5")**

**UPVC window to rear aspect, radiator.**

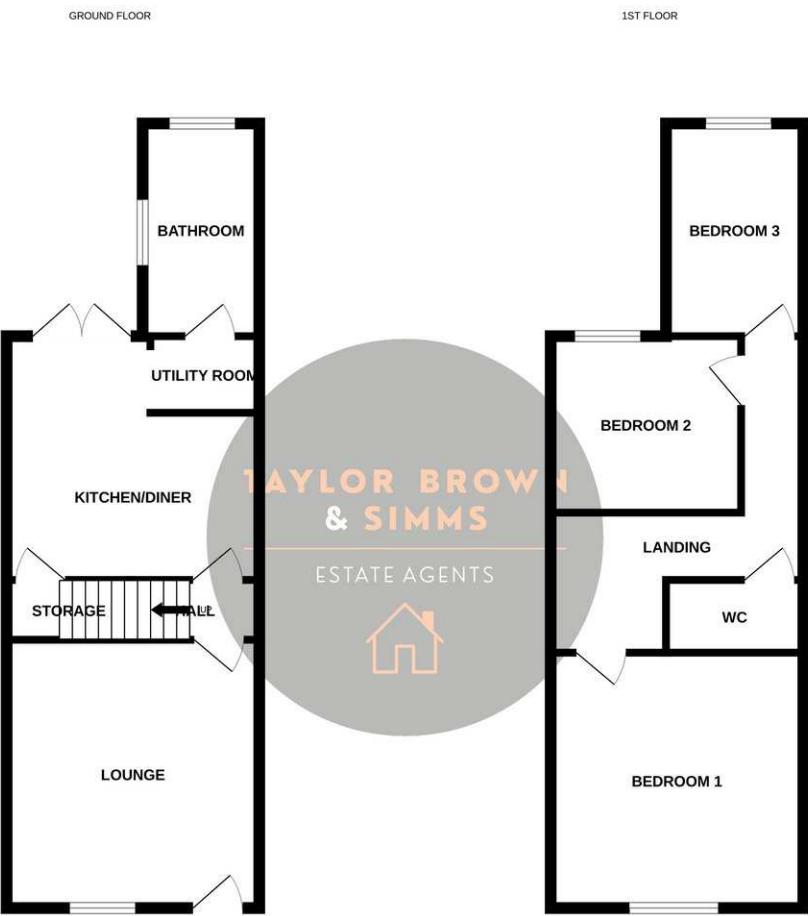
### **Bedroom Three**

**2.76 m x 2.46 m (9'1" x 8'1")**

**UPVC window to rear aspect, radiator.**

### **Outside**

**To the rear of the property is off street parking for two cars, artificial grass area, HOT TUB, pergola area with outside power and light connected and patio heater, gated access leading to the side of the property, and double gated access leading to a further paved area.**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for guidance only and must not be used as facts by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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