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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Laceyfields Road, Heanor, DE75 7HJ
£160,000



FEATURES:

- TWO BEDROOMS
- MID TOWN HOUSE
- CONSERVATORY
- TWO PARKING SPACES TO THE REAR
- MODERN FITTED KITCHEN
- MODERN NEWLY FITTED BATHROOM
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- LOW MAINTENANCE REAR GARDEN
- NEW BOILER FITTED 2024
- VIEWING ESSENTIAL

COUNCIL TAX BAND: A EPC RATING: D

Entrance Hallway

Doors to kitchen and lounge, laminate flooring, radiator.

Kitchen

2.51 m x 2.69 m (8'3" x 8'10")

UPVC Window to front, a modern fitted kitchen comprising of base and wall units with work surface, sink unit, integrated oven, hob and extractor above, part tiled walls, space for fridge freezer, vinyl flooring.

Lounge

3.71 m x 4.68 m (12'2" x 15'4")

UPVC window and door leading to the conservatory, radiator, stairs rising to the first floor, laminate flooring.

Conservatory

2.95 m x 2.16 m (9'8" x 7'1")

UPVC built, tiled flooring. UPVC french doors to rear.

Bedroom One

3.67 m x 3.66 m (12'0" x 12'0")

UPVC window to rear, radiator.

Bedroom Two

3.67 m x 1.80 m (12'0" x 5'11")

UPVC window to front, radiator.

Bathroom

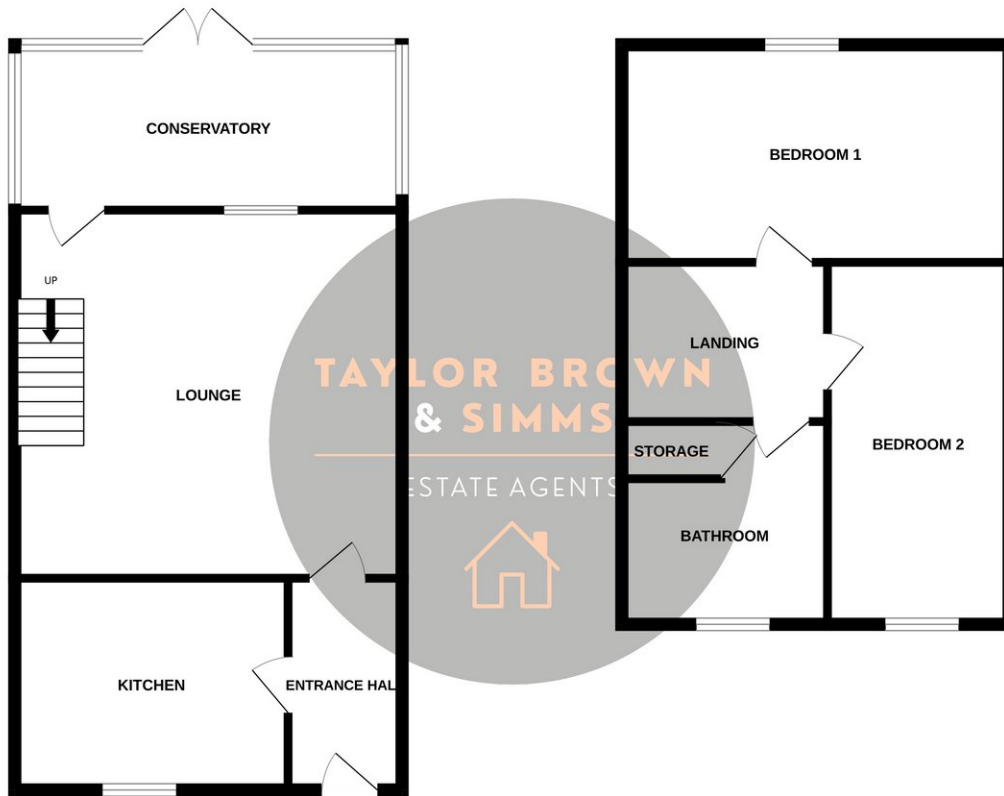
UPVC window to front, three piece suite which has recently been fitted: comprising of shower cubicle, WC, pedestal hand wash basin, Modern PVC panelling to walls, vinyl flooring.

Outside

To the rear is a low maintenance garden with gravelled and paved areas, being enclosed via panelled fencing and gate to the parking area. There is a also a storage shed.

GROUND FLOOR

1ST FLOOR



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