



**Heath Lane, Findern Derby DE65 6AR**

**welcome to**

**Heath Lane, Findern Derby**

Situated in the sought-after Derbyshire village of Findern, this two-bedroom semi-detached house comprises of a lounge, kitchen, two bedrooms, family bathroom, driveway, front and rear garden. Call us now to view!



### Entrance Hallway

Upon entry through the front door the entrance hallway provides access to the lounge and first floor landing.

### Lounge

13' 5" x 13' 9" ( 4.09m x 4.19m )

Tastefully presented lounge finished with LVT flooring, a radiator, cupboard housing boiler, two double-glazed windows to the front and rear and a connecting door leading to the kitchen.

### Kitchen

8' 4" x 13' 5" ( 2.54m x 4.09m )

Fitted kitchen comprising of wall, base and drawer units with an integrated overhead extractor hood and one bowl stainless steel sink, with space for additional appliances. Finished with LVT flooring, splash back tiling, a radiator, a double-glazed window to the front and rear and a door leading out to the rear garden.

### Landing

First floor landing providing access to two bedrooms and the family bathroom. Finished with carpeted flooring and a window to the rear.

### Bedroom One

8' 7" x 13' 5" ( 2.62m x 4.09m )

Double bedroom finished with carpeted flooring, a radiator and double-glazed window to the front and rear.

### Bedroom Two

9' 3" x 10' 2" ( 2.82m x 3.10m )

Double bedroom finished with carpeted flooring, a radiator and double-glazed window to the front.

### Bathroom

Four-piece suite comprising of a wash-hand basin, low-level w/c, shower cubicle and bath. Finished with tiled flooring, part-tiled walls and a frosted double-glazed window to the front.

### External

Externally, to the front, partially laid-to-lawn, alongside a driveway providing off-road parking for multiple vehicles. To the rear, a large garden, mainly laid-to-lawn with a patio and pebbled area, perfect for seating, with mature trees, shrubbery and wooden fencing providing privacy.



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## **Heath Lane, Findern Derby**

- TWO-BEDROOM SEMI-DETACHED HOUSE
- SPACIOUS LOUNGE AND KITCHEN
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- FRONT AND REAR GARDEN
- BEAUTIFUL COUNTRYSIDE VIEWS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

**£240,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MVR109303 - 0005

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