2 Marshall Street
Heanor
Derbyshire
DE75 7AT
01773715790
info@taylorbrownandsimms.co.uk
https://taylorbrownandsimms.co.uk/

TAYLOR BROWN & SIMMS
ESTATE AGENTS

Laceyfields Road, Heanor, Derbyshire , DE75 7HL
£190,000











FEATURES:

- THREE BEDROOMS
- SEMI DETACHED
- OFF STREET PARKING
- LANDSCAPED GARDENS TO THE FRONT AND REAR
- MODERN KITCHEN DINER
- OFF STREET PARKING WITH EV CHARGER
- MODERN BATHROOM SUITE
- GAS CENTRAL HEATING
- IDEAL FOR THE FIRST TIME BUYER
- VIEWING ESSENTIAL

COUNCIL TAX BAND: A EPC RATING: C

Entrance Hallway
Stairs rising to the first floor fitted with new carpet, vinyl flooring, radiator, door to lounge. New Fitted Composite door.

Lounge
4.14 m x 3.95 m (13'7" x 13'0")
UPVC window to front aspect, radiator, feature fireplace, tv point, radiator, door to kitchen diner.

Kitchen Diner
4.95 m x 3.40 m (16'3" x 11'2")
UPVC french doors to rear aspect, UPVC window to rear aspect, fitted modern kitchen with base and wall units, sink unit, integrated oven, hob and extractor above, integrated fridge freezer, plumbing for washing machine, space for drier, spot lighting, feature radiator.

First floor landing
UPVC window to side aspect, doors to bedrooms and bathroom.

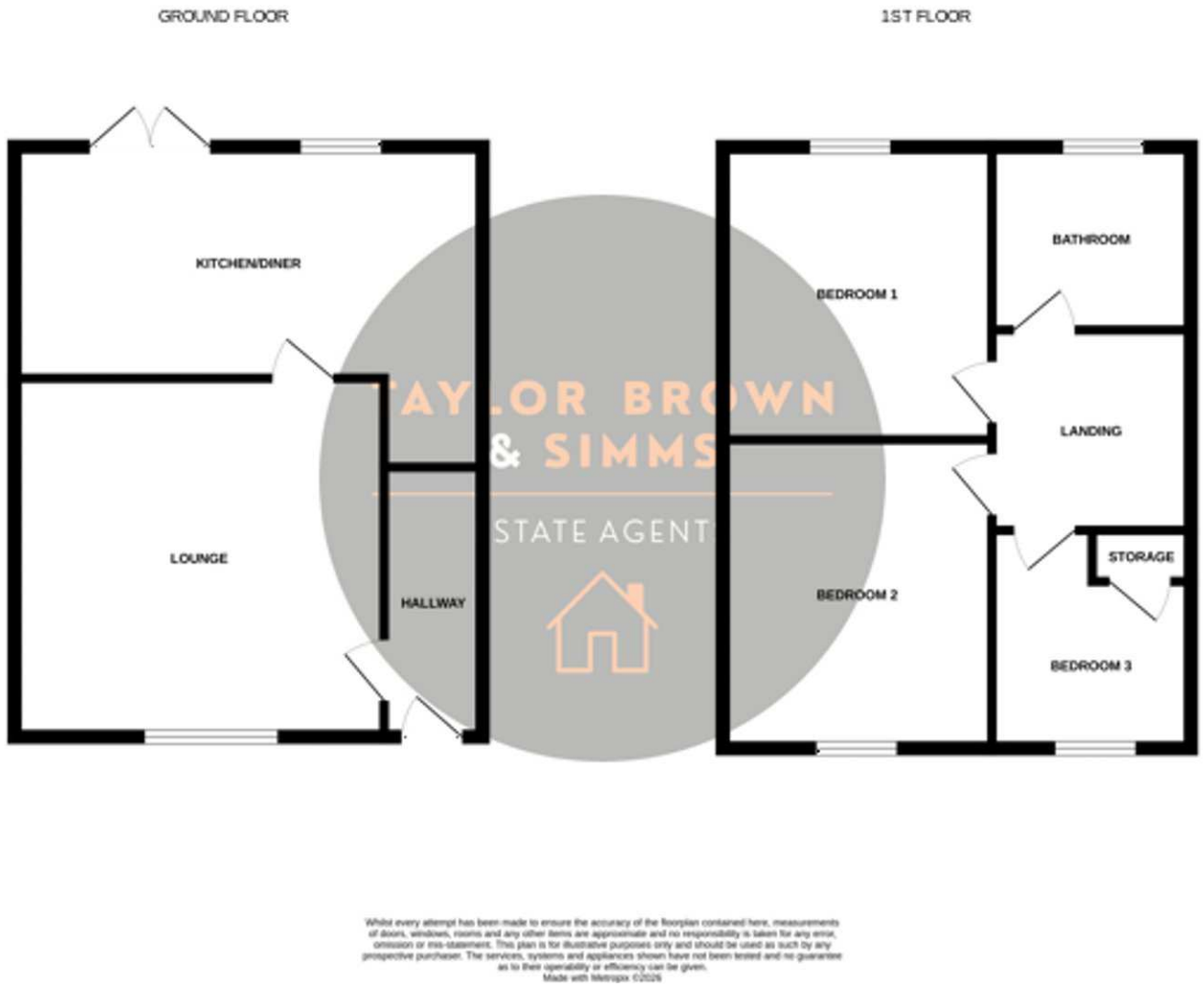
Bedroom One
3.43 m x 3.22 m (11'3" x 10'7")
UPVC Window to rear aspect, radiator.

Bedroom Two
3.71 m x 2.78 m (12'2" x 9'1")
UPVC window to front aspect, radiator.

Bedroom Three
2.39 m x 2.20 m (7'10" x 7'3")
UPVC window to front aspect, radiator, over stairs storage cupboard.

Bathroom
UPVC window to rear aspect, fitted three piece suite comprising of P shaped panelled bath with shower screen and shower above, WC and pedestal hand wash basin, part tiled walls, heated towel rail, vinyl flooring.

Outside
To the rear of the property is a recently landscaped garden having beautiful tiles, flower beds, patio areas and being enclosed via panelled fencing, gated access to the side.
To the front is a large recently landscaped tiered garden, having gravelled pathway and steps. There is also a off street parking space, along with a EV charger.



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. This plan is for illustrative purposes only and should be used as such 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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