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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

## Loscoe Road, Heanor, Derbyshire , DE75 7FF Offers Over £200,000



### **FEATURES:**

- THREE BEDROOMS
- STRUCTURALLY DETACHED HOME
- STUNNING PROPERTY THROUGHOUT
- SPACIOUS HOME
- BEAUTIFUL KITCHEN BREAKFAST ROOM
- TWO RECEPTION ROOMS
- OFF STREET PARKING
- LANDSCAPED GOOD SIZED GARDENS
- FULLY ALARMED AND CCTV
- VIEWING ESSENTIAL

**COUNCIL TAX BAND: A EPC RATING: TBC**

### Lounge

4.12 m x 3.88 m (13'6" x 12'9")

UPVC window and door to front aspect, radiator, laminate flooring, tv point, picture rail, feature display cabinet, storage cupboard housing the electric fuse box.

### Inner Hallway

Large under stairs storage cupboard, laminate flooring, stairs to first floor, radiator.

### Dining Room

4.24 m x 4.11 m (13'11" x 13'6")

UPVC window to rear aspect, feature fireplace, radiator, laminate flooring, door to kitchen.

### Kitchen Breakfast Room

5.94 m x 1.98 m (19'6" x 6'6")

UPVC window and door to side aspect, stunning fitted kitchen with base and wall units, with belfast sink unit, built in bins, carousel units, drawers, integrated oven, hob and extractor above, integrated dishwasher, space for large fridge freezer, laminate flooring, under cupboard lighting, exposed brick wall, spot lighting, feature radiator, under floor heating.

### First floor landing

Spacious landing with loft access point, doors to bedrooms and

bathroom, radiator.

### Bedroom One

4.20 m x 3.47 m (13'9" x 11'5")

UPVC window to rear aspect, radiator, tv point.

### Bedroom Two

3.89 m x 3.26 m (12'9" x 10'8")

UPVC window to front aspect, radiator, fitted wardrobes.

### Bedroom Three

3.85 m x 1.76 m (12'8" x 5'9")

UPVC window to front aspect, radiator.

### Bathroom

UPVC window to rear aspect, four piece bathroom suite comprising of bath, shower cubicle, WC and pedestal hand wash, tiled walls, vinyl flooring, radiator.

### Outside

To the side of the property is a gated access leading to the rear garden, this houses some storage areas.

To the rear of the property is a beautifully landscaped garden with many shrubs, flowers and tucked away seating areas. There is also a large brick built storage shed, outside WC, and Utility room with plumbing for washing machine and space for drier.



While 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 illustration purposes only and should be used as such for 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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