



## Two Bedroom Semi-Detached House located in Kilburn.

Asking Price Of  
£190,000

Find us on..



**M** MERRITT ESTATES  
SALES, LETTINGS & PROPERTY MANAGEMENT

# 14 Lapwing Close Kilburn Belper DE56 0AB



2



1



1



A



C



644 sq  
ft

Merritt Estates are pleased to bring to the market this well-presented two-bedroom semi-detached home offering bright and practical living, a private garden, and off-road parking—ideal for first-time buyers, small families, or investors.

Situated in Kilburn, this delightful two-bedroom semi-detached home offers an ideal opportunity for first-time buyers, small families, or investors alike. The property benefits from a well-balanced layout and practical living spaces throughout.

Upon entering, you are welcomed into a bright and inviting reception room, perfect for relaxing or entertaining guests. To the rear, a generously sized kitchen provides ample space for cooking and dining, with direct access to the garden. A convenient downstairs WC completes the ground floor accommodation.

Upstairs, the property features two well-proportioned bedrooms, both offering comfortable living space and natural light. The family bathroom is fitted with essential amenities and serves both bedrooms.

Externally, the property boasts a private rear garden—ideal for outdoor enjoyment, low-maintenance landscaping, or summer gatherings. To the front, a driveway provides off-road parking for added convenience.

## CONTACT

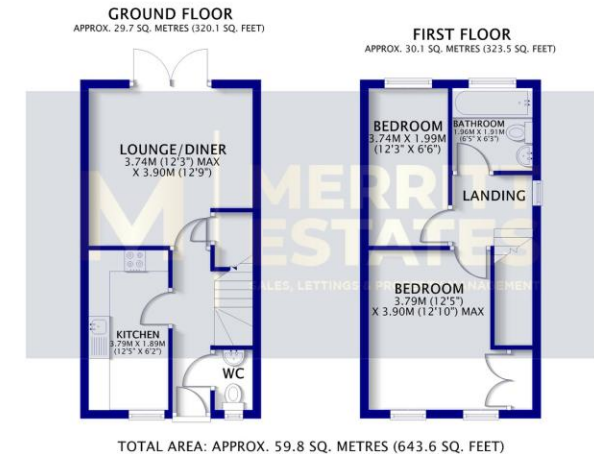
**Q106 The Quadrant, Nuart Road, Beeston, Nottingham, Nottinghamshire, NG9 2NH**

**E [info@merritstate s.com](mailto:info@merritstate s.com)**

**T 01156463924**

**[www.merritstate s.com](http://www.merritstate s.com)**

## FLOORPLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).

Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.