

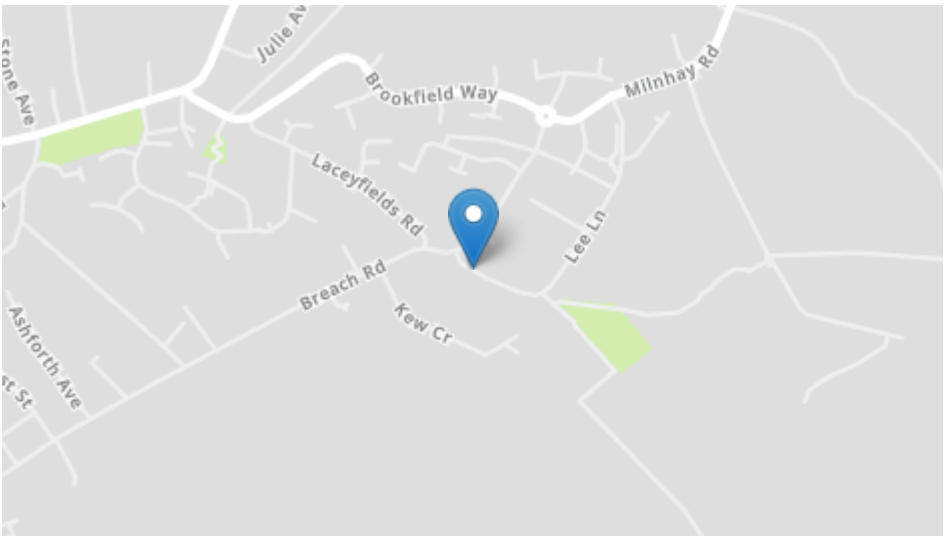
Laceyfields Road, Heanor, DE75 7HL

Offers Over £160,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



want to view?
Call us on 0115 938 5577
Our lines are open 8am - 8pm
7 Days a week
or email
mail@watsons-residential.co.uk
Ref - 29699493

- Terrace House
- Two Double Bedrooms
- Open Plan Lounge, Kitchen & Breakfast Area
- Modern Three Piece Shower Room
- Cellar Space
- Well Presented Throughout
- Enclosed Low Maintenance Rear Garden
- Close Proximity to Countryside Walks
- Easy Access To Amenities
- Great Road & Transport Links (Including Railway)

Our Seller says....

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** CHECK OUT THOSE VIEWS! *** From the raised terrace of this charming 2 bedroom cottage you can literally see for miles! Located in a popular residential area this stunning home is the perfect place to start your home-owning journey. Boasting very well presented and spacious living accommodation comprising a lovely open plan living room, fitted kitchen and study/breakfast area, useful cellar space, 2 DOUBLE bedrooms and a modern shower room. Outside is a private garden with the aforementioned raised decking taking in the far reaching views and a low maintenance garden area perfect for entertaining. We very much recommend an early internal inspection. Call our team today to book your viewing!

Ground Floor

Lounge

4.02m x 3.27m (13' 2" x 10' 9") UPVC entrance door, uPVC double glazed window with shutters to the front, inglenook fireplace with multifuel burner, porcelain tiled flooring, radiator and open access to the kitchen.

Kitchen

3.42m x 2.97m (11' 3" x 9' 9") A range of matching wall and base units with worksurfaces incorporating sink & drainer unit. Integrated appliances including waist height electric oven, induction hob with extractor over, fridge/freezer, washing machine and dishwasher. Porcelain tiled flooring, ceiling spotlights, open to breakfast area, door to stairs to first floor and door to cellar which is a single compartment and houses a wall mounted combination boiler.

Breakfast Area

3.56m x 1.68m (11' 8" x 5' 6") Porcelain tiled flooring, fitted desks, radiator and uPVC French doors to the garden.

First Floor

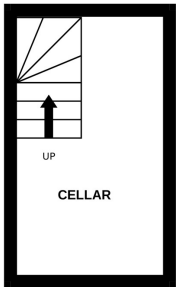
First Floor Landing

Doors to both bedrooms and shower room.

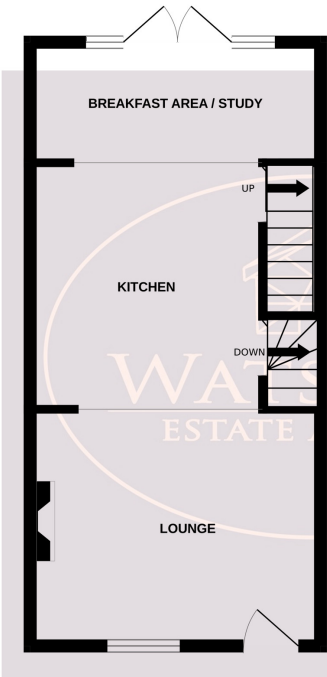
Bedroom 1

3.97m x 3.27m (13' 0" x 10' 9") UPVC double glazed window to the front, fitted wardrobe with sliding doors and radiator.

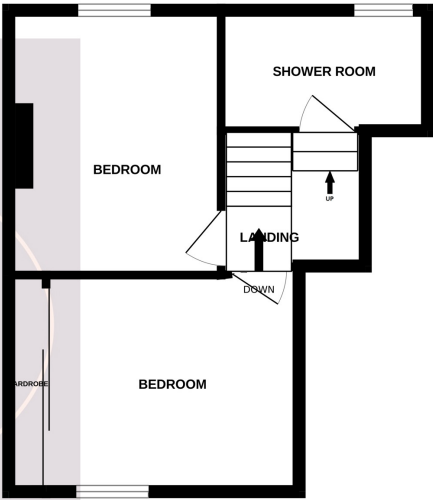
BASEMENT



GROUND FLOOR



1ST FLOOR



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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Bedroom 2

3.44m x 2.92m (11' 3" x 9' 7") UPVC double glazed window to the rear and radiator.

Shower Room

White three piece suite comprising wc, vanity sink with storage above and under and mains fed cubicle shower. Chrome heated shower rail, tiled flooring and walls, extractor fan, ceiling spotlights and an obscured uPVC double glazed window to the rear.

Outside

To the front of the property are steps leading down to the entrance door and gate to the rear garden. The rear garden features a decked balcony seating area, with steps leading down to a paved area with further steps leading down to an artificial lawn area, and a second decked seating area, the garden is palisaded by timber fencing.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; the gas boiler is located in the cellar, it is seven years old and was last serviced within the last two years- there is also shared access to the rear garden.