

High Street, Loscoe, Heanor, DE75 7LE

£260,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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Our lines are open 8am - 8pm  
7 Days a week  
or email  
mail@watsons-residential.co.uk  
Ref - 28436292



- Semi Detached Character Property
- Three Double Bedrooms
- Spacious Lounge
- Dining Room With Feature Fireplace
- Fitted Kitchen & Pantry
- Victorian Style Family Bathroom
- Utility and Downstairs Shower Room
- Off Road Parking & 2 Garages
- Large Rear Garden With Outhouses
- Original Features Throughout

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.



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\*\*\* HIGH ON STYLE ON HIGH STREET! \*\*\* NO CHAIN \*\*\* This character 3 bedroom semi detached family home oozes charm and many period features that make this wonderful property stand out from the crowd! The late Victorian accommodation comprises; entrance hallway, formal dining room and lounge, kitchen and a large pantry. To the first floor are 3 bedrooms and a Victorian style bathroom. To the front is a walled garden and at the rear is a large sunny garden with a patio area laid to lawn, an outside laundry room and shower room and at the rear of the property, accessed via a shared road at the side is a range of outbuildings which include 2 garages and a brick building that was originally built for the intention of using it as a home business. Located very conveniently for Heanor and Ripley town centres, access to the A610 and many other great amenities such as schools and public transport. Viewings of this fabulous home are thoroughly recommended so call us today to book yours!

Ground Floor

Entrance Hall

Canopy porch, original stain glass leaded light original front door, doors to dining room, pantry, kitchen and lounge, and stairs to first floor.

Dining Room

4.15m x 3.69m (13' 7" x 12' 1") UPVC double glazed window to the side and front, exposed wooden flooring, high skirting boards with ornate carvings, radiator and feature fireplace.

Lounge

4.27m x 3.99m (14' 0" x 13' 1") Radiator, high skirting boards with ornate carvings and French doors to the rear garden.

Kitchen

A range of matching wall and base units with worksurfaces incorporating an inset ceramic 1.5 sink & drainer unit. Integrated range cooker with extractor fan over breakfast bar, uPVC double glazed window to the rear, and door to the rear garden.

Pantry

Wall and base units with worksurfaces and space for fridge.

Utility

Plumbing for washing machine and dryer.

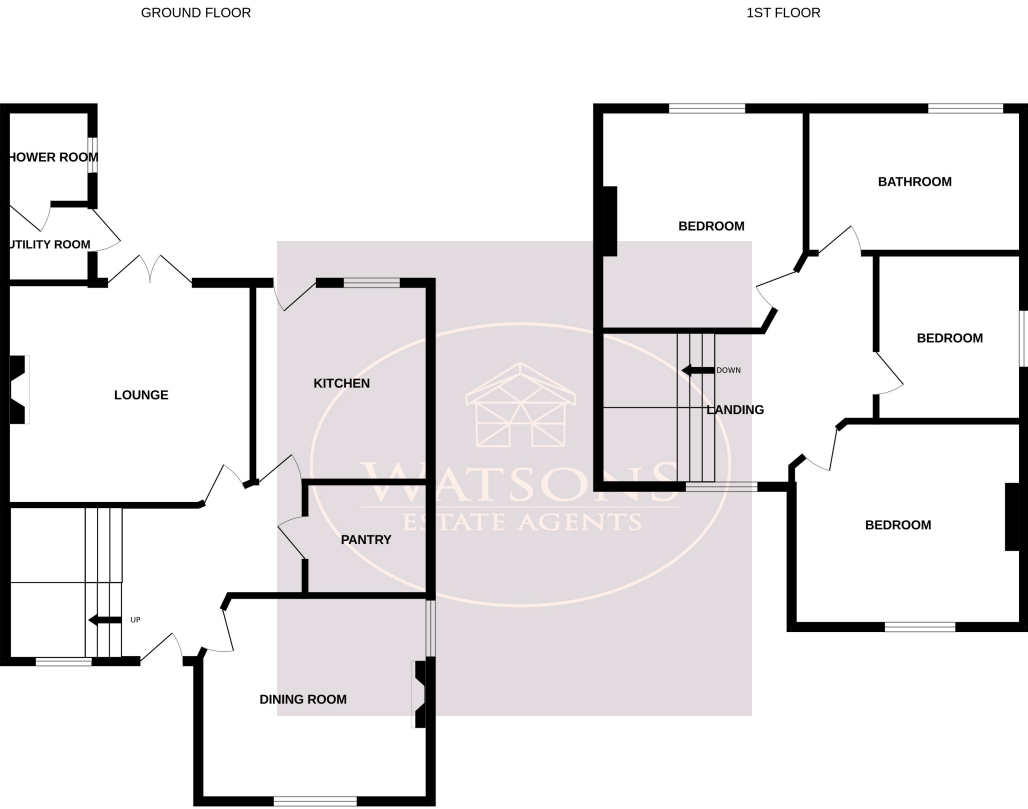
Shower Room

White 3 piece suite comprising wc, vanity sink and mains fed cubicle shower. Tiled flooring and walls and obscured uPVC double glazed window to the side.

First Floor

First Floor Landing

UPVC double glazed window to the front, access to attic, and doors to all bedrooms and bathroom.



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 1

4.21m x 3.63m (13' 10" x 11' 11") UPVC double glazed window to the front and radiator.

Bedroom 2

3.97m x 3.25m (13' 0" x 10' 8") UPVC double glazed window to the rear, storage cupboard and radiator.

Bedroom 3

3.97m x 3.25m (13' 0" x 10' 8") UPVC double glazed window to the side and radiator.

Bathroom

White 3 piece suite comprising high level wc, pedestal sink and free standing bath. Traditional radiator, exposed wooden flooring and obscured uPVC double glazed window to the rear.

Outside

The front of the property features a brick partition wall enclosing the driveway and hedged by a range of plants and shrubbery. There is access to the side of the property leading to a collection of outbuildings, perfect for storage or potential business use. Consisting of; 9m x 6m timber storage building ideal for a multitude of uses. 2 double garages. 1 was previously used as a gym and one was a workshop. There is also a brick built garden pub which was built by the current owner with the intention of turning into a tearoom and run as a business (subject to necessary permissions) from home but could also be used for a variety of different purposes. The rear garden features a large paved patio seating area with stone steps leading down to a turfed lawn with a range of plants and shrubbery and a timber pergola with trellis panelling and palisaded by timber fencing.