

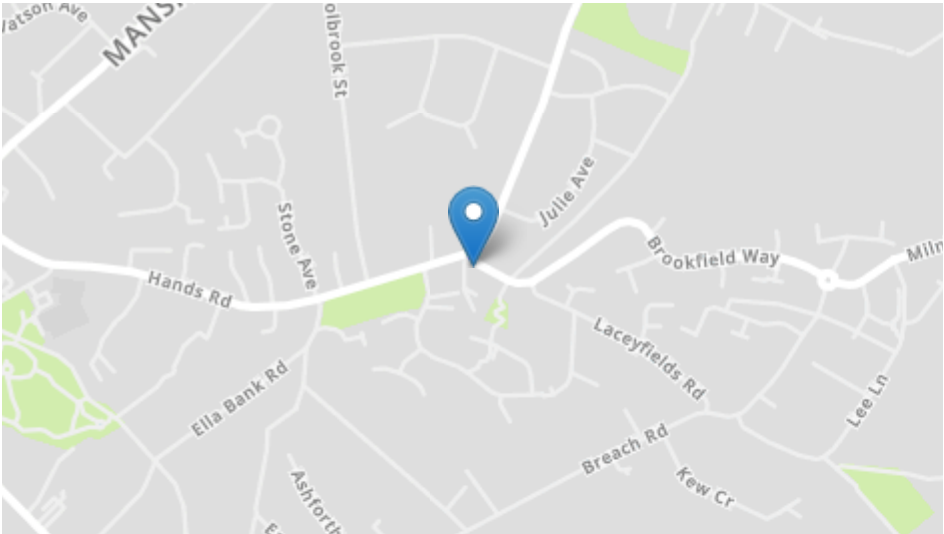
Laceyfields Road, Heanor, DE75 7HJ

Guide Price £160,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C		63
(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



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Our lines are open 8am - 8pm
7 Days a week
or email
mail@watsons-residential.co.uk
Ref - 29665926

- Terrace Home
- Two Bedrooms
- Spacious Lounge
- Modern Fitted Kitchen
- Conservatory
- Three Piece Shower Room
- Well Presented Throughout
- Enclosed Rear Garden
- Parking To The Rear Of The Property
- Close To Amenities

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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*** GUIDE PRICE £160,000 - £170,000 *** THE PERFECT FIRST STEP ON THE PROPERTY LADDER!
*** This wonderful, modern 2 bedroom end terrace home is perfect for either first time buyers or those looking to add a quality home to their buy to let portfolio! Located in a convenient and popular residential area and boasting great, easy to maintain living space comprising of an entrance hallway, kitchen, living room, conservatory, 2 bedrooms, shower room and at the side and rear, gardens which lead to 2 private parking spaces. This home has it all for someone looking to buy their first home and make the perfect start to their home owning journey! Call our team today to book your viewing

Ground Floor

Entrance Hall

UPVC entrance door, open access to kitchen and door to lounge.

Kitchen

2.56m x 2.42m (8' 5" x 7' 11") A range of matching wall and base units with worksurfaces incorporating an inset 1.5 stainless steel sink & drainer unit. Integrated appliances including waist height electric oven, electric hob with extractor over, microwave and dishwasher. Wall mounted combination boiler, laminate wood flooring, uPVC double glazed window to the front.

Lounge

4.62m x 3.72m (15' 2" x 12' 2") Stairs to first floor, radiator and uPVC French doors to conservatory.

Conservatory

3.25m x 3.08m (10' 8" x 10' 1") Tiled flooring, uPVC double glazed window to the sides and front, polycarbonate roof and uPVC French doors to the rear garden.

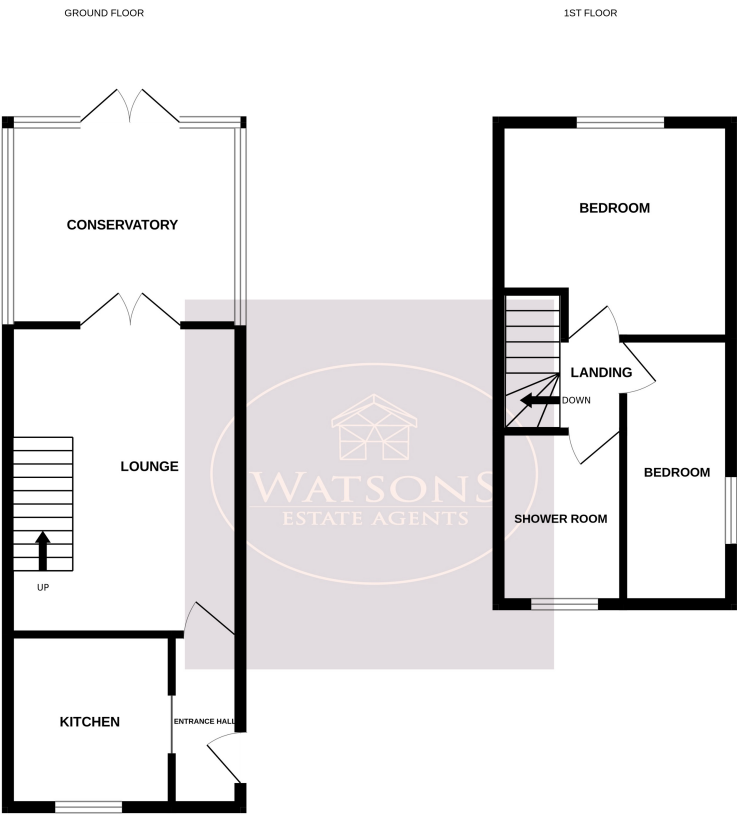
First Floor

First Floor Landing

Doors to both bedrooms and bathroom.

Bedroom 1

3.56m x 3.22m (11' 8" x 10' 7") UPVC double glazed window to the rear and radiator.



Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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

3.65m x 1.67m (12' 0" x 5' 6") UPVC double glazed window to the side and radiator.

Shower Room

White three piece suite comprising wc, vanity sink and mains fed cubicle shower. Obscured uPVC double glazed window to the front, laminate wood flooring, chrome heated towel rail and extractor fan.

Outside

To the front of the property is a paved pathway leading both to the front entrance door and wraps around the side of the property giving access to the rear garden and is bordered with a raised timber flower beds. The rear garden features a raised turfed lawn, a timber shed, paved patio seating area and paved pathway leading to a timber gate giving access to the parking area.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; the gas boiler is located in the kitchen, it is four years old, and was last serviced October 2025, the seller is obtaining a new EPC certificate due to the recommended installation of a condensing boiler. The parking spaces are located to the rear of the property and is shared access. New wiring was installed for a for new Kitchen installation in February 2022.