

Lawn Close, Heanor, DE75 7TR

Offers Over £325,000



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



- Extended Detached Chalet Bungalow
- 3 Double Bedrooms
- Generous Open Plan Living Space
- Ground Floor Wet Room & First Floor Shower Room
- Ample Off Road Parking & Oversized Garage
- Cul De Sac Location
- Excellent Road & Public Transport Links
- Character & Charm Throughout

Our Seller says....

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 - 29631115

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



*** A HOME LIKE NO OTHER *** This DECEPTIVELY SPACIOUS detached chalet bungalow has been lovingly restored and adapted to create a truly unique home. Located in a cul de sac just a short walk away from conveniences such as amenities and transport links, this is the perfect sanctuary for those looking for something exceptional. Upon entering the property, you cannot help but feel impressed with accommodation to the ground floor in brief comprising; light & airy entrance hall, open plan lounge and dining kitchen, wet room and bedroom with bi-fold doors to the garden. The first-floor features two further bedrooms and bespoke shower room. Externally this property does not disappoint with ample off road parking, detached garage and well-maintained rear garden perfect for the summer months. With one-of-a-kind features throughout, this is truly a property worthy of an internal inspection, call our team today! 0115 938 5577 (Option 2)

Ground Floor

Entrance Hall

Composite entrance door to the front with uPVC double glazed window to the side, electric Velux window, vaulted ceiling and slate effect tiled flooring with underfloor heating. Gothic wooden arched double doors to the open plan living space and Gothic wooden arched door to the primary bedroom.

Lounge Area

6.71m x 4.70m (22' 0" x 15' 5") UPVC double glazed windows to rear and side, stairs to first floor, slate effect flooring with under floor heating, utility cupboard and open access to dining kitchen. Sliding patio doors to the rear garden.

Dining Kitchen Area

4.57m x 2.08m (15' 0" x 6' 10") A range of matching wall and base units with quartz worksurfaces incorporating an inset one bowl sink & drainer unit. Integrated appliances to include: waist height electric oven, induction hob with extractor over, fridge freezer, washing machine and dishwasher. 2 uPVC double glazed stained glass windows the front and ceiling spotlights. Slate effect tiled flooring with underfloor heating.

Primary Bedroom

5.03m x 3.53m (16' 6" x 11' 7") UPVC double glazed window to the rear, vaulted ceiling, slate effect tiled flooring with under floor heating and bi-fold doors to the rear garden. Wooden arched glazed Gothic double doors to the wet room.

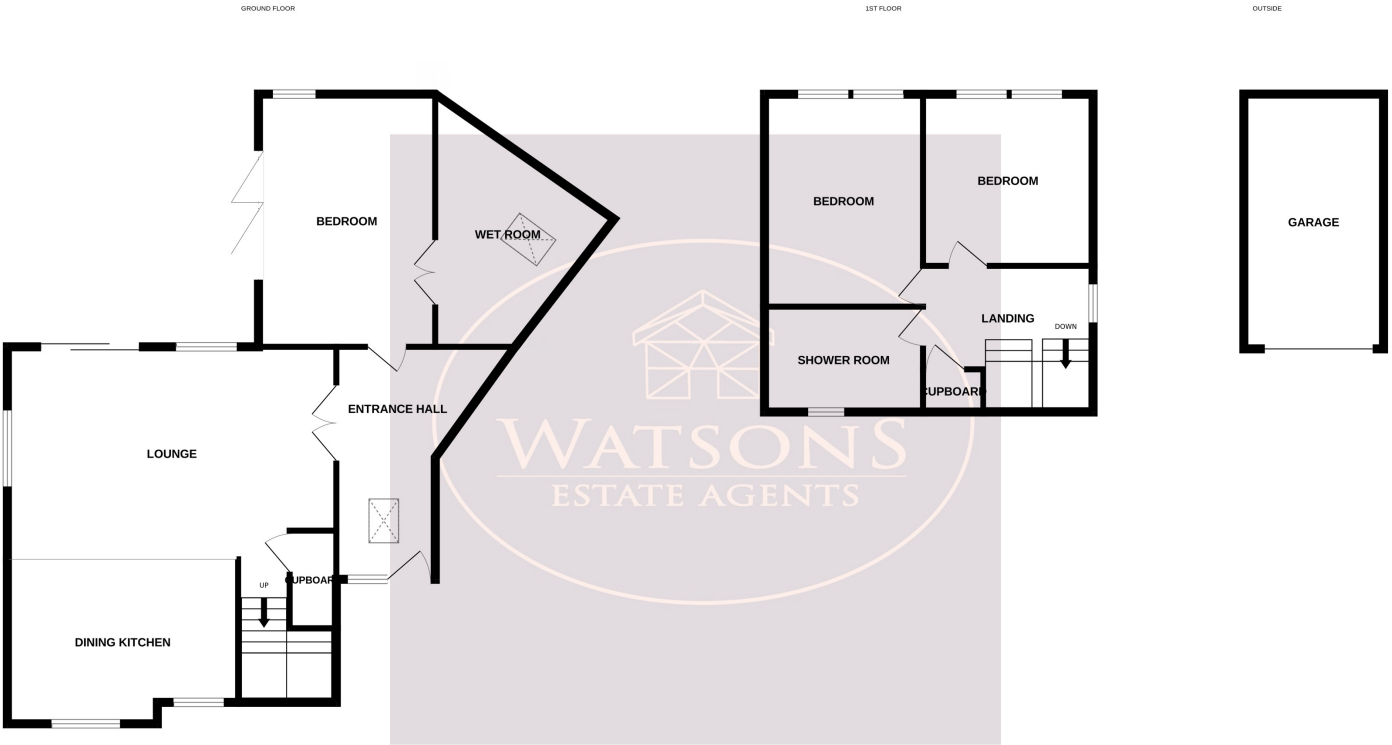
Wetroom

3 piece suite comprising WC, sink with chrome legs and wall mounted electric shower. Electric Velux window, vaulted ceiling, heated towel rail, extractor fan, ceiling spotlights, feature tiled walls with inset mirror and slate effect flooring with underfloor heating.

First Floor

Landing

UPVC double glazed window to the side, access to the attic (fully boarded), airing cupboard housing the combination boiler and solid wooden doors to bedrooms 2 & 3 and family shower room.



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

3.64m x 3.14m (11' 11" x 10' 4") Velux window and radiator.

Bedroom 3

4.22m x 3.00m (13' 10" x 9' 10") 2 velux windows and radiator.

Shower Room

3 piece suite in white comprising WC, vanity sink unit and shower cubicle with mains fed shower. Minton style vinyl flooring, chrome heated towel rail, extractor fan and velux window.

Outside

To the front of the property are gravel beds with a range of mature plants & shrubs. Other features include an electric car charging point. Running alongside the side of the property, tarmacadam driveway provide ample off road parking, with one driveway leading to the oversized garage measuring 5.2m x 3.4m with up & over door, lights and power. The low maintenance rear garden offers a good level of privacy and comprises a decorative paved patio seating area, gravel beds, raised rockery beds with a range of mature plants & shrubs and greenhouse. The garden is enclosed by fencing to the perimeter with gated access to the side.

Agents Note

The sellers has provided us with the following information: the combination boiler is located in the airing cupboard on the first floor landing and is 5 years old with a 5 year warrantee. The boiler was last serviced October 2025.