

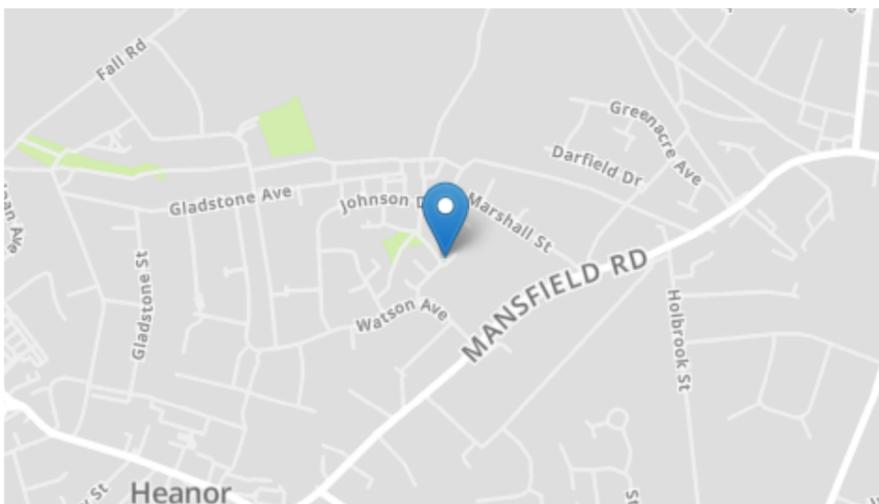
Lawn Close, Heanor, DE75 7TR

£425,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	79
(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 - 29735328

Our Seller says....

- Detached Family Home
- No Upward Chain
- Four/Five Double Bedrooms
- Spacious Lounge
- Study/Bedroom
- Open Plan Modern Dining Kitchen
- Ground Floor WC & En Suite To Primary Bedroom
- Three Piece Bathroom Suite
- Ample Off Road Parking & Detached Garage
- Generous Rear Garden

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

0115 938 5577
 8am-8pm - 7days

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.





*** SPACIOUS & MODERN FAMILY HOME OFFERING SUPERB LIVING SPACE THROUGHOUT! *** This impressive, detached family home offers generous and well-planned accommodation, making it an ideal purchase for growing families looking for space, comfort and convenience. The property is situated in a popular residential location close to local amenities and public transport, while also benefiting from excellent road links including the A610 and M1, perfect for commuters. The accommodation begins with a welcoming entrance hall providing access to a useful study, ideal for those working from home, along with a convenient ground floor WC. The spacious lounge offers a fantastic living area with feature fireplace and French doors opening onto the rear garden. The heart of the home is the open plan modern dining kitchen, fitted with a range of units, integrated appliances and breakfast bar, offering plenty of space for family life and entertaining, with further French doors providing access to the garden. To the first floor there are four good size bedrooms, including a generous primary bedroom with fitted wardrobes and its own ensuite shower room, along with a family bathroom fitted with a modern three-piece suite. Externally, the property benefits from ample off-road parking to the front via a paved driveway leading to a detached garage fitted with power, along with additional gravelled frontage. To the rear is a generous enclosed garden featuring patio seating areas, lawn and established flower beds, creating a private and family friendly outdoor space. Offering spacious accommodation, modern features and a convenient location, this fantastic home is perfectly suited to family buyers looking for their next move. Contact our team today to arrange your viewing. 0115 938 5577 (Option 2)

Ground Floor

Porch

UPVC entrance door and door to the entrance hall.

Entrance Hall

Entrance door, radiator, cloakroom, stairs to first floor and solid oak doors to lounge, study, dining kitchen and wc.

WC

WC, pedestal sink, chrome heated towel rail, laminate wood flooring and obscured uPVC double glazed window to the front.

Study/Bedroom

2.14m x 2.06m (7' 0" x 6' 9") UPVC double glazed window to the front and radiator.

Lounge

6.73m x 4.32m (22' 1" x 14' 2") Two uPVC double glazed windows to the side, solid oak double doors to the kitchen, feature fireplace with inset electric fire, radiator and French doors to the rear garden.

Dining Kitchen

10.6m x 3.67m (34' 9" x 12' 0") A range of wall and base units with granite worksurfaces incorporating an inset 1.5 stainless steel sink & drainer unit. Integrated appliances including two double electric ovens, induction hob with extractor over, washing machine, dishwasher and wine cooler. Granite worktop on the breakfast bar, underfloor heating, tiled flooring, tiled walls, uPVC double glazed window to the front, wall mounted radiator and French doors to the rear garden.

First Floor

First Floor Landing

UPVC double glazed window to the side, access to attic housing combination boiler and doors to all bedrooms and bathroom.

Bedroom 1

4.81m x 3.82m (15' 9" x 12' 6") Two uPVC double glazed window to the side and rear, fitted wardrobe, ceiling spotlights, door to ensuite and radiator.

En Suite

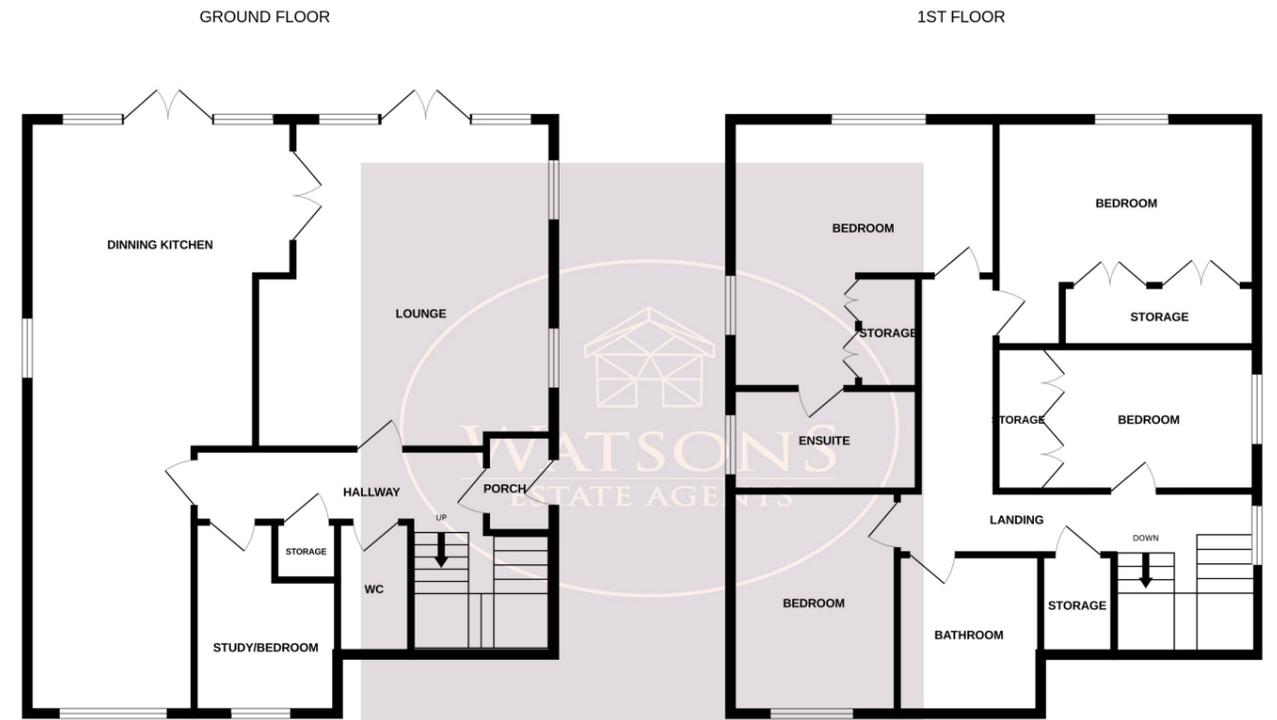
White three piece suite comprising wc, vanity sink and mains fed cubicle shower. Obscured uPVC double glazed window to the side, chrome heated towel rail, tiled flooring, and tiled walls and ceiling spotlights.

Bedroom 2

4.31m x 3.59m (14' 2" x 11' 9") UPVC double glazed window to the rear, fitted furniture, wardrobe and radiator.

Bedroom 3

3.70m x 2.57m (12' 2" x 8' 5") UPVC double glazed window to the front and radiator.



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 4

3.76m x 2.72m (12' 4" x 8' 11") UPVC double glazed window to the side, fitted wardrobe, ceiling spotlights and radiator.

Bathroom

White three piece suite comprising wc, vanity sink and panel bath with mains fed shower over. Obscured uPVC double glazed window to the side, chrome heated towel rail, tiled flooring, tiled walls and ceiling spotlights.

Garage

Detached single garage fitted with power and up and over doors.

Outside

To the front of the property is a paved driveway giving access to the garage and entrance door, electric charging point, as well as a large, gravelled area to the front. The rear garden is a paved patio area with timber flower beds, trellis with a range of plants and shrubbery and a turfed lawn with a flower bed border and a range of plants and shrubbery; the garden is palisaded by timber fencing.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; the current owners have been in occupation for the last 27 years and it is an excellent family home. It is also extremely quiet being located at the bottom of a cul de sac. The gas boiler is located in the loft, it is five years old with a ten year warranty, and it is serviced annually. There are CCTV and alarm systems at the property, and the contents are available by separate negotiation.

Solar Panel details have been provided to us via the seller:

Exceptional Solar, Battery & Tariff Setup – Net Electricity Costs Close to Nil

A major feature of this property is its advanced energy system, comprising 14 solar photovoltaic panels together with four 5kW Pure Drive battery storage units.

The current owner has combined the solar and battery installation with a favourable off-peak electricity tariff, enabling imported electricity to be obtained at no more than approximately 7p per kWh, while surplus electricity exported to the grid is currently paid at approximately 15p per kWh.

Based on the owner's 2025 usage figures, the property imported approximately 7,550 kWh of electricity and exported approximately 2,937 kWh back to the grid. On current tariff arrangements, this equates to an annual imported electricity cost of around £529, offset by export income of around £441, resulting in a net annual electricity cost of approximately £88, excluding standing charges.

This is an outstanding benefit for a home of this type and demonstrates the significant value of the installed solar and battery infrastructure