

Laceyfields Road, Heanor.

£195,000 Freehold

REDUCED



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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer 'For Sale' this three bedroom semi detached property in Heanor. Offered with no upward chain, the property boasts ample off road parking, impressive rear garden and fantastic far reaching views. The property would make the ideal first time buy or family home. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance, Lounge and Kitchen Diner to the ground floor with three Bedrooms and the family Bathroom to the first floor.

Externally, the property benefits from impressive front lawn, driveway fit to house several vehicles and detached garage to side elevation with a rear enclosed garden consisting of entertaining patio accessed via French doors from the Kitchen and sizeable rear lawn bordered by timber fencing and mature trees.

FEATURES

- Ideal for first time buyers
- Family Home Situated On The Edge Of The Historic Victoria Park
- Off Street Parking for Several vehicles
- Detached Garage
- Dining Kitchen With French Doors To The Garden
- Within walking distance to local amenities



ROOM DESCRIPTIONS

Entrance Area

Accessed via UPVC door to front elevation with carpeted flooring and sizeable cloak storage area. Doorway to Lounge.

Living Room

12' 7" x 10' 7" (3.84m x 3.23m) With electric fireplace on raised marble hearth with decorative surround, carpeted flooring, wall mounted radiator and double glazed window to front elevation with far reaching views. Carpeted stairs rise to the first floor.

Kitchen Diner

16' 7" x 8' 9" (5.05m x 2.67m) Featuring a range of base cupboards and eye level units with wood effect worktops allowing space for; Double oven, hob, washing machine and free standing fridge freezer. Inset stainless steel sinks sits beneath double glazed window overlooking rear enclosed garden. In built 'Pantry' area can be located in the Kitchen providing a good amount of storage whilst UPVC double glazed door can be used to access side elevation. Wood effect flooring extends to Dining Area where there is wall mounted radiator and double glazed French doors accessing rear enclosed garden.

First Floor

Landing

With access to all three bedrooms and the family Bathroom, this carpeted space also features double glazed window to side elevation and loft access.

Bedroom One

12' 3" x 9' 10" (3.73m x 3.00m) With double glazed window to front elevation boasting far reaching views, wall mounted radiator and carpeted flooring.

Bedroom Two

9' 11" x 9' 5" (3.02m x 2.87m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Housing in built cupboard with extra storage/hanging capacity.

Bedroom Three

6' 11" x 6' 4" (2.11m x 1.93m) With double glazed window to front elevation boasting far reaching views, wall mounted radiator and carpeted flooring.

Bathroom

6' 3" x 5' 5" (1.91m x 1.65m) A three piece suite including bath with shower attachment and screen, vanity wash basin and low level WC. With vinyl flooring, completely tiled walls, double glazed obscured window to rear elevation and wall fitted extractor unit.

Outside

Externally, the property benefits from impressive front lawn, driveway fit to house several vehicles and detached garage to side elevation with a rear enclosed garden consisting of entertaining patio accessed via French doors from the Kitchen and sizeable rear lawn bordered by timber fencing and mature trees.

Council Tax

We understand that the property currently falls within council tax band B, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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