

whitegates



Lee Lane, Heanor, DE75



3



1



2



EPC

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Asking Price: £170,000

Freehold



Lee Lane, Heanor, DE75 7HN

3 bedrooms
1 bathrooms
2 reception rooms

Asking Price: £170,000

- NO UPWARD CHAIN
- WELL PRESENTED THROUGHOUT
- THREE DOUBLE BEDROOMS
- OPEN PLAN LIVING
- DECEPTIVELY SPACIOUS THROUGHOUT
- VERY GENEROUS REAR GARDEN

Council Tax Band: A

****BEAUTIFULLY PRESENTED & SPACIOUS
THREE BEDROOM PROPERTY****

Whitegates are delighted to bring to market this beautifully presented and spacious three double bedroom property, offering generous living accommodation throughout and a fantastic opportunity for those looking for a home they can move straight into.

The property briefly comprises an open-plan living/dining area, kitchen, three generously sized double bedrooms, family bathroom and a particularly impressive fully enclosed rear garden, providing an excellent outdoor space for relaxing and entertaining. Ideally situated close to a range of local schools, shops, amenities and transport links, the property is perfectly positioned for both families and commuters alike. With NO UPWARD CHAIN, well presented throughout and full of charming features this property really needs to be viewed to be fully appreciated!

The Details



Ground Floor

Living diner

Part glazed door to front elevation, wooden flooring, TV point, large understairs storage cupboard, stairs to first floor, radiator and uPVC double glazed window to front elevation.

Kitchen

Tiled flooring, part tiled splashbacks, fitted wall and base units, space and plumbing for washing machine, "Arga" style oven, fitted sink and drainer, walk in pantry, part glazed uPVC door to rear leading to rear garden and uPVC double glazed window to rear elevation.



First Floor

Landing

Fitted carpet and loft hatch.

Bedroom 1

Fitted carpet, radiator and uPVC double glazed window to front elevation.

Bedroom 2

Fitted carpet, radiator and uPVC double glazed window to rear elevation.



Bedroom 3

Fitted carpet, radiator and uPVC double glazed window to rear elevation.

Bathroom

Vinyl flooring, WC, pedestal sink, shower cubicle, part tiled splashbacks and uPVC double glazed window to front elevation.

Outside

The property is set back from the road with a brick wall to its front borders, pebbled area and pathway leading to the front entrance with a shared entry to the side leading to the rear garden.

The very generous rear garden is fully enclosed with multiple tiers providing a variety of patio and pebbled areas with the benefit of a garden shed.



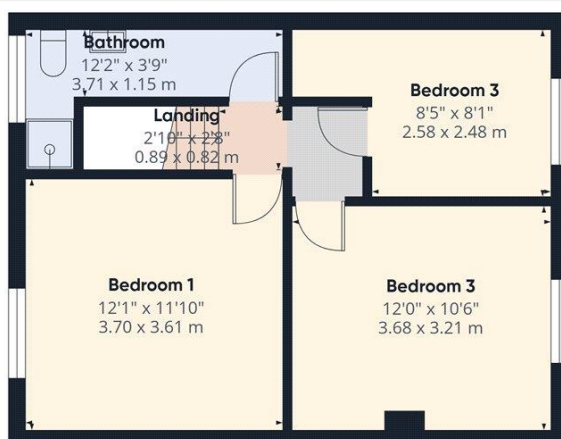
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		







Ground Floor



Floor 1

Approximate total area^m
858 ft²
79.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

01773 760311

heanor@whitegates.co.uk

www.whitegates.co.uk

Whitegates Heanor

37 Derby Road, Heanor, Derbyshire,
DE75 7QG

whitegates



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

