



Not for marketing purposes INTERNAL USE ONLY

Loscoe Grange
Loscoe Heanor



Property Description

This well presented two bedroom terraced property in the sought after location of Heanor. Loscoe grange is ideally situated to a wide range of local amenities, such as ; Schools , local shops , great walks , parks, bus routes and easy access to major road links. In brief the property comprises of; open plan lounge diner and kitchen to the rear. To the first floor there is two well proportioned bedrooms and the family shower suite. Outside there is a really well sized secure rear garden with outbuilding, astroturf, decking and potting beds allowing a great space for all the family and friends. This property truly needs to be viewed to appreciate what it has to offer.

Open Plan Lounge Diner

Dining Area

Situated from the front door and to the front of the property the dining area benefits from a window to the front elevation with radiator below and has the stairs leading to the first floor and flows into the lounge.

Lounge Area

The lounge area follows on from the dining area with laminate flooring, feature multi-fuel burner , window to the front elevation with radiator below and door into the kitchen.

Kitchen

The modern kitchen comprises of a variety of matching wall and base units with counter tops over, space for fridge/freezer and electric cooker , sink and drainer unit with mixer tap over and window above , plumbing for washing machine and tiled flooring.

First Floor Landing

Giving access to all areas.

Bedroom One

Situated to the rear elevation this double bedroom has a window with radiator below and carpet flooring,

Bedroom Two

Situated to the front elevation this double bedroom has a window with radiator below and carpet flooring,

Family Shower Suite

The family shower suite consists of; a double shower cubicle , low level W/C, wash hand basin with mixer tap over, frosted window to the rear and is fully tiled.

Outside

To the rear the property has ample space for all the family with seating areas, flower beds , outbuildings, low maintenance astroturf and decking areas allowing ample opportunities to enjoy the warmer weather with friends and family.









Ground Floor



First Floor

Total floor area 64.6 m² (695 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Hall & Benson on

T 01773 715050
E heanor@hallandbenson.co.uk

13 Market Street
 HEANOR DE75 7NR

EPC Rating: D Council Tax
 Band: A

check out more properties at hallandbenson.co.uk

Tenure: Freehold



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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.hallandbenson.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HNR103689 - 0001