



Laceyfields Road
Heanor

burchell
edwards

Laceyfields Road
Heanor DE75 7HJ

for sale offers in the region of
£210,000



Property Description

Located on Laceyfields Road in Heanor, this well-presented, fully renovated and modern three-bedroom semi-detached home is offered to the market with no onward chain and benefits from a full rewire completed in 2025.

The property features an open-plan ground floor layout, with a welcoming lounge flowing through to a spacious kitchen/diner, ideal for both everyday living and entertaining. The kitchen is well equipped with contemporary fitted units, integrated appliances and provides access out to the rear garden.

To the first floor are three well-proportioned bedrooms and a modern bathroom, all presented to a high standard throughout. Externally, the home offers driveway parking to the front, while the rear garden is arranged over two levels with mature planting, patio seating areas and lawn, creating a private and established outdoor space.

Well maintained and thoughtfully presented, this property is ideally suited to families, first-time buyers or those looking to upsize, and is conveniently located close to local amenities, schools and transport links within Heanor.

Entrance Hall

Entered via a wooden front door, the entrance hall features laminate flooring, a wall-mounted radiator and a useful storage cupboard. A double glazed window to the side elevation provides natural light.

Living Room

A front-facing reception room with laminate flooring, wall-mounted radiator and a feature fireplace. An archway leads through to the kitchen/diner, TV point, creating an open and sociable layout. A double glazed window overlooks the front elevation.

Kitchen / Diner

A modern kitchen/dining space with laminate flooring throughout, open plan to the dining area. Fitted with matching wall and base units, inset composite sink and drainer, electric oven, hob and cooker hood, along with plumbing and space for a washing machine. Two double glazed windows overlook the rear garden, with a UPVC door providing side access, and a wall-mounted radiator.



First Floor Landing

With carpeted flooring and a double glazed window to the side elevation, providing access to all first floor rooms.

Bedroom One

A well-proportioned double bedroom with carpeted flooring, TV point, wall-mounted radiator and a double glazed window to the front elevation.

Bedroom Two

A further bedroom featuring carpeted flooring, TV point, wall-mounted radiator and a double glazed window to the rear elevation.

Bedroom Three

A third bedroom with carpeted flooring, TV point, wall-mounted radiator and a double glazed window to the front elevation.

Bathroom

Fitted with tiled flooring and comprising a bath with shower over, ceramic WC and wash hand basin set into a vanity unit. Aqua board panels to all walls, wall-mounted towel radiator and a double glazed opaque window to the rear complete the space.

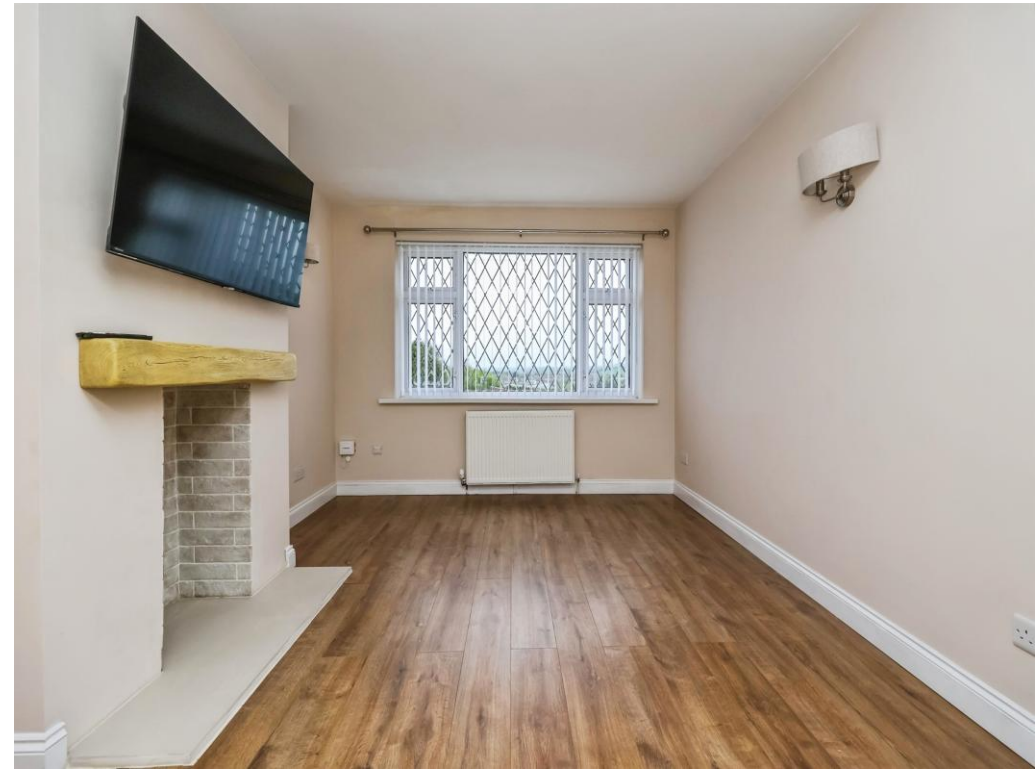
Externals

To the front, the property offers driveway parking with potential for an EV charging point, a lawned area, rockery, steps to the front door and gated access to the rear garden.

The rear garden is arranged across two levels and features mature trees, bushes and shrubs, a slabbed patio area, steps leading up to a lawned section and fenced boundaries.

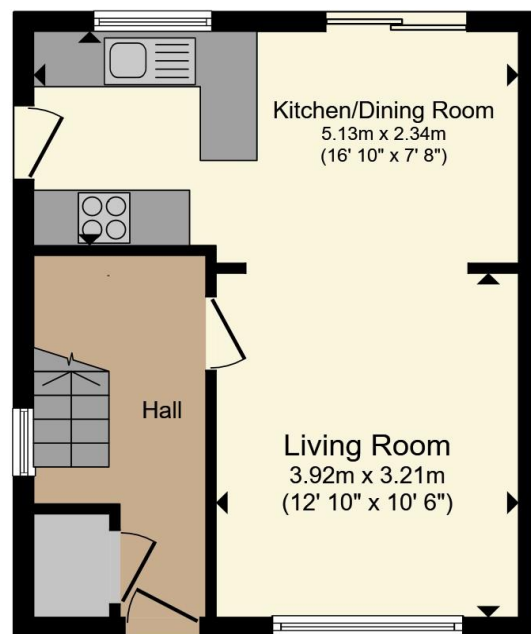
Agent Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

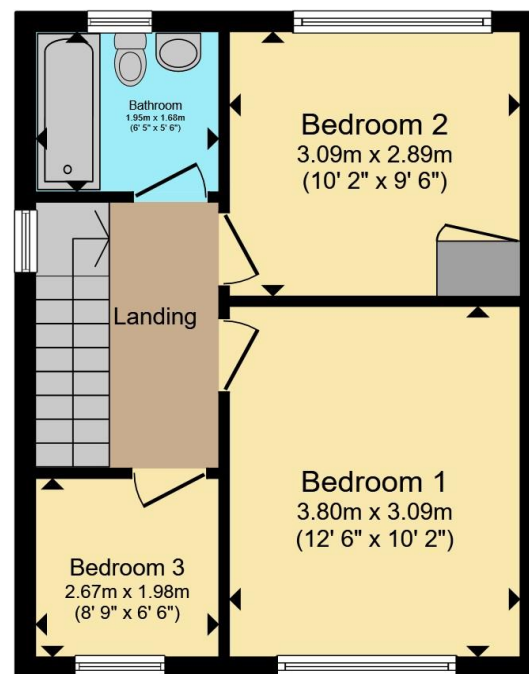








Ground Floor



First Floor

Total floor area 67.4 m² (726 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



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134 Nottingham Road Eastwood
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EPC Rating: C Council Tax
Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/EWD207388



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