

CHARLES & CO NEWTON

ESTATE AGENTS & SOLICITORS

3 Lake Avenue

Loscoe Heanor DE75 7LJ

Offers over £220,000

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Situated in the sought-after residential village of Loscoe, near Heanor, this lovely traditional three-bedroom semi-detached property enjoys a pleasant position backing onto woodland, offering a wonderful balance of privacy and convenience. The accommodation briefly comprises an entrance hallway, a spacious lounge featuring a bay window to the front and feature fireplace, a fitted kitchen diner, downstairs WC, and a large conservatory overlooking the rear garden. To the first floor are three well-proportioned bedrooms and a family bathroom.

Outside, the property benefits from a lawned frontage with dwarf wall boundary and gated access leading to a block-paved driveway, which in turn provides access to the detached rear garage. The enclosed rear garden features a raised patio seating area directly behind the property, steps leading down to a formal lawn, and a garden shed, making it an ideal space for relaxing or entertaining.

Loscoe is a popular residential area located close to Heanor town centre, offering a range of local amenities, schools, shops, and transport links. The area is also well placed for access to the beautiful Derbyshire countryside, nearby woodland walks, and the Nutbrook Trail, making it ideal for families and outdoor enthusiasts alike.

























Entrance Hallway
Double glazed front entrance door, radiator, stairs leading to first floor landing.

Living Room
15'1 x 14'2 (4.60m x 4.32m)
Double glazed bay window to front elevation, feature fireplace on tiled hearth with wooden mantelpiece, radiator, two wall lighting points, picture rail and coving, door to kitchen diner.

Kitchen Diner
17'4 x 8'9 (5.28m x 2.67m)
A range of base and wall units with worksurfaces over and tiled splash backs. 1 1/2 bowl sink and drainer unit with mixer tap, integrated electric oven with electric hob and extractor fan over. Plumbing for washing machine, plumbing for dishwasher and space for fridge/freezer. Radiator, spot lighting, double glazed window to rear, and double glazed door leading to the conservatory and toilet

Downstairs toilet
6.11 x 2'8 (1.83m.3.35m x 0.81m)
Low flush W.C, wash hand basin, double glazed side window.

Conservatory
14'04 x 10'01 (4.37m x 3.07m)
PVC roof with light and ceiling fan, double glazed French doors to garden, double glazed door to garden.

First Floor Accommodation

Landing
Doors to bedrooms and bathroom













Bedroom One
12'7 x 9'0 (3.84m x 2.74m)
Double glazed window to the front elevation, radiator, storage cupboard, carpeted flooring.

Bedroom Two
9'3 x 7'1 (2.82m x 2.16m)
Double glazed window to the rear elevation, radiator, carpeted flooring.

Bedroom Three
7'6 x 7'4 (2.29m x 2.24m)
Double glazed window to the rear elevation, radiator, storage cupboard, carpeted flooring.

Bathroom
8'1 x5'6 (2.46m x1.68m)
Three piece suite comprising bath with shower over, low flush wc, wash hand basin, heated towel rail, part tiled walls, laminate flooring.

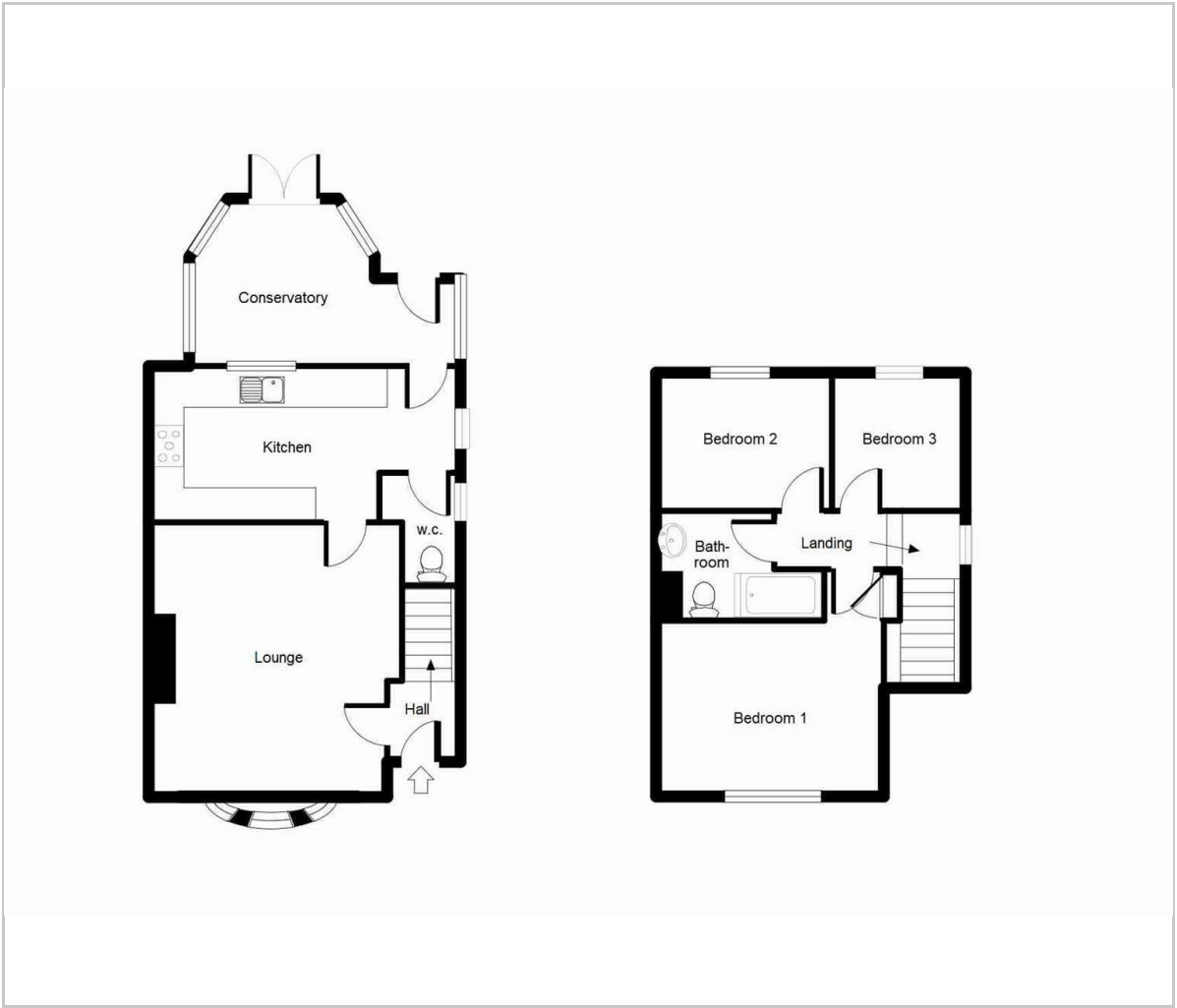
Outside

Garage
17'10x 8'10 (5.44mx 2.69m)
Up and over door, light and power.

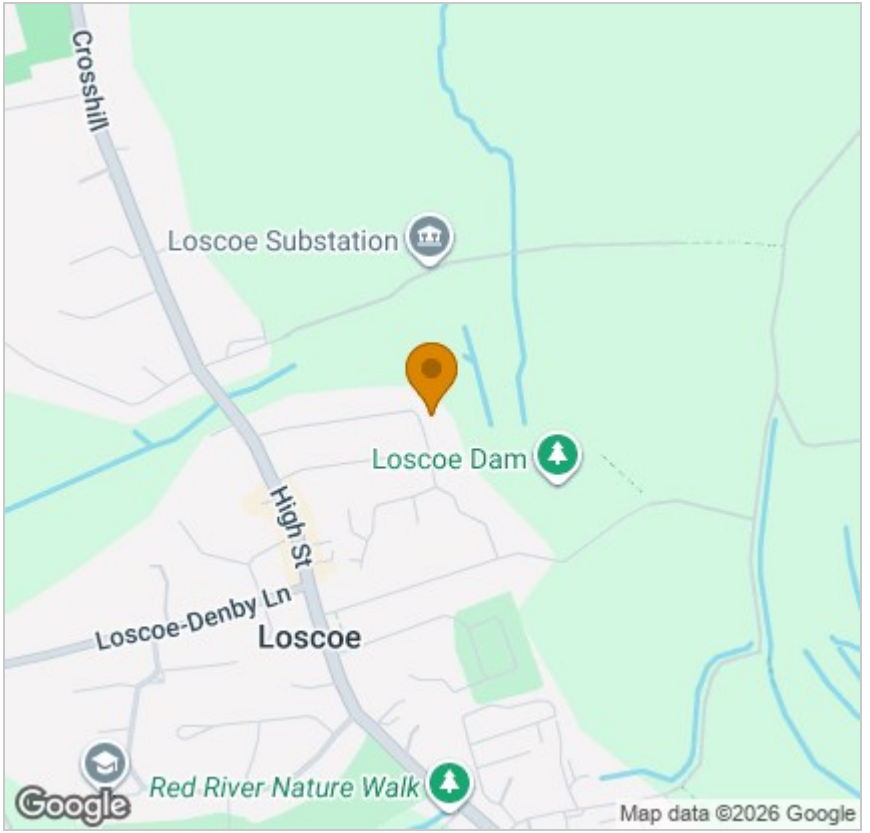
Front Garden
The front garden there is a dwarf wall frontage and gates leading to a block paved driveway, a small lawn with planted boarders.

Rear Garden
The lovely rear garden overlooks the woods, creating a peaceful backdrop. There is a raised patio seating area, steps lead down to formal lawn with planted boarders of shrubs, tree and bushes, the garden further benefits from timber garden shed.

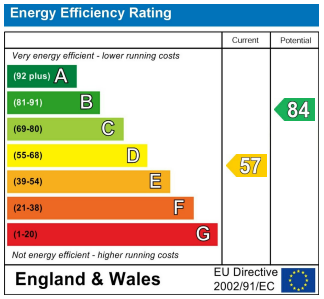
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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2 Alexandra Street, Eastwood, Nottinghamshire, NG16 3BD
Tel: 01773 535535 Email: property@charlesnewton.co.uk www.charlesnewton.co.uk