

10 Greenacre Avenue, Heanor, DE75 7YR



£299,950

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Margi Willis Estates are delighted to offer to the sales market this modern style detached home close to local schools and amenities. The accommodation in brief comprises: Entrance hallway, guest cloaks-W.C, lounge, conservatory, dining kitchen to the ground floor and to the first floor there are 4 bedrooms master with en-suite and a family bathroom. Outside there is a driveway and garage at the front and to the rear there is an enclosed garden.

Entrance Hallway

With Double glazed window and door to the front elevation, radiator, under the stairs storage cupboard.

Guest Cloaks-W.C

Comprising a two piece suite of: Low level w.c, vanity wash hand basin with cupboard beneath, radiator.

Lounge

15'3" x 11'9" (4.65m x 3.58m)

With feature fireplace, incorporating electric fire, radiator, laminate flooring, air conditioning unit, arch to:



Conservatory

15'2" x 6'5" (4.62m x 1.96m)

With laminate flooring, double glazed French doors leading to the rear garden.

Dining Kitchen

29' x 8'7" (8.84m x 2.62m)

With a range of wall, base and drawer units incorporating butcher block working surfaces over, larder unit, single drainer sink unit with mixer tap over and tiled splash backs, plumbing for automatic washing machine, laminate flooring, double glazed bay window to the front elevation, double glazed entrance door and window to the rear elevation.



Landing

With access to the loft and radiator.

Bedroom One

11'7" x 9'8" (3.53m x 2.95m)

With fitted wardrobe, two leaded double glazed windows to the front elevation, radiator.

En-Suite

Comprising a three piece suite of: Low level w.c, pedestal wash hand basin, shower enclosure with electric shower over, tiling to the walls, radiator, leaded double glazed window to the front elevation.



Bedroom Two

13'9" x 8'6" (4.19m x 2.59m)

With fitted wardrobe, radiator, leaded double glazed window to the rear elevation.

Bedroom Three

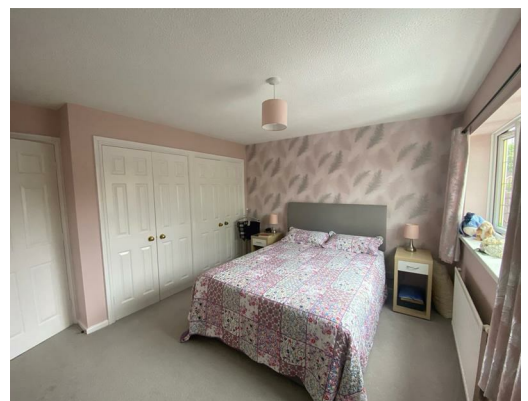
9'8" x 8'2" (2.95m x 2.49m)

With fitted wardrobe, radiator, leaded double glazed window to the rear elevation.

Bedroom Four

9'8" x 7'6" (2.95m x 2.29m)

With radiator, leaded double glazed window to the rear elevation.



Family Shower Room

Comprising a three piece suite of: Low level w.c, pedestal wash hand basin, shower enclosure with electric shower over, radiator, leaded double glazed window to the side elevation.

Outside

To the front of the property there is a driveway providing off the road car standing this in turn leads to the garage with light and power and an up and over door. At the rear there is an enclosed garden which is paved, decked and has artificial grass.

Anti Money Laundering Regulations

All intending purchasers of a property being marketed by Margi Willis Estates will be required to provide copies of their personal identification documentation to comply with the current money laundering regulations. We ask for your prompt and full co-operation to ensure there is no delay in agreeing the sale of a property.

Conveyancing

We can provide you with a conveyancing quotation for your sale and/or purchase upon request. MWE is partnered with Move With Us Ltd. conveyancing, a referral fee is paid upon completion only, which is one hundred and eighty one pounds (this includes completion fees and Incentives)

Disclaimer

Please note: These property particulars do not constitute or form part of the offer or contract. All measurements are approximate. Any appliances or services to be included in the sale have not been tested by ourselves and accordingly we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these particulars or floor plans are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or perusal of the title to the property or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make, warrant or give, neither do Margi Willis Estate Agents and any persons in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property

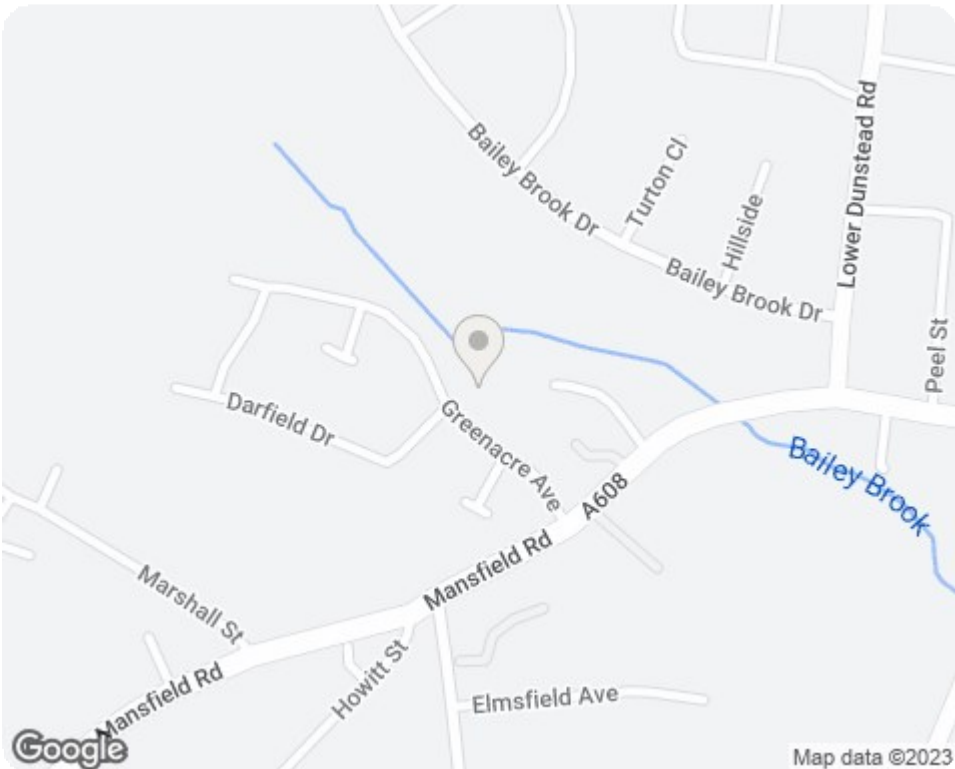
Mortgage Advice


Independent Mortgage Advice is available through our Mortgage Advisor. Please contact us for further information. PLEASE NOTE: Your home may be at risk of repossession if you do not keep up repayments on your mortgage.

Viewing This Property

Viewing this property is strictly by appointment only through Margi Willis Estates. Contact us: 0115 9305555 sales@margiwillis.co.uk You can also contact us on Facebook and Twitter.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 