

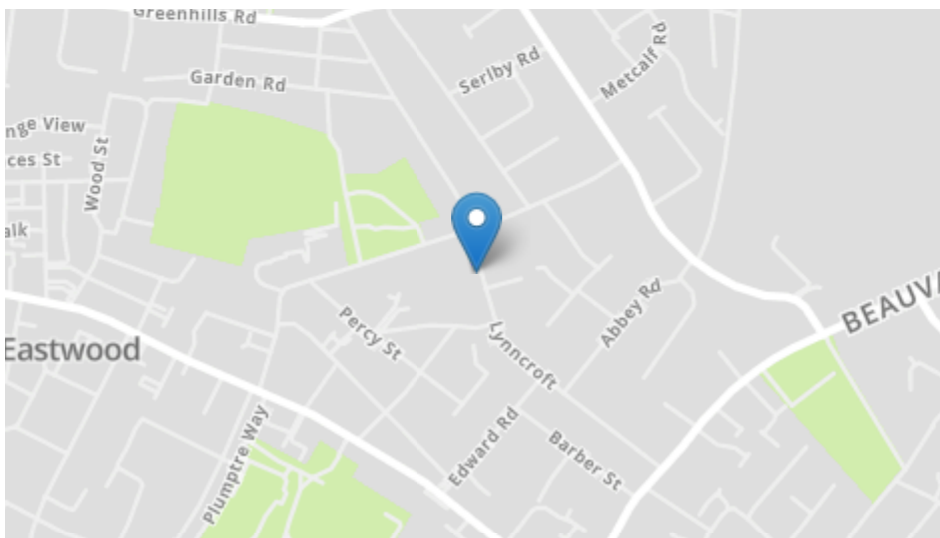
Lynncroft, Eastwood, NG16 3ER

£190,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		58	76
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Terraced House
- 4 Double Bedrooms
- Fitted Kitchen & Utility Room
- Spacious Lounge & Dining Room
- Downstairs WC & Bathroom
- Low Maintenance Rear Garden
- Walking Distance To Eastwood Town Centre
- No Chain

Our Seller says....

want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 27658107

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40 Main Street, Kimberley, NG16 2LY  
 www.watsons-residential.co.uk

0115 938 5577  
 8am-8pm - 7days





\*\*\* FANTASTIC FOUR! \*\*\* This spacious 4 bedroom home is offered with NO CHAIN and is neutrally decorated so the new owner could move straight in and have a wonderful blank canvass to work with! The property offers over 130 sq meters of space and is perfect for those needing 4 bedrooms with a sub £200,000 budget. Benefitting internally from flexible and versatile space including a living room, dining room, kitchen, utility room, downstairs WC, 3 bedrooms to the first floor with a family bathroom and a fourth bedroom on the second floor. To the rear is a private WEST facing garden with a sunny aspect. Also being located close to Eastwood town centre with access to many amenities there really is no reason why you should not be booking your viewing of this 'ready to move into home'.

## Ground Floor

### Lounge

4.4m x 4.36m (14' 5" x 14' 4") UPVC double glazed window and window to the front, radiator, inglenook feature fireplace with gas fire, door to the dining room and cellar stairs.

### Dining Room

4.42m x 3.63m (14' 6" x 11' 11") UPVC double glazed window to the rear, radiator, door to the lounge, cellar stairs and stairs to the first floor, opening to the kitchen.

### Kitchen

4.09m x 2.46m (13' 5" x 8' 1") A range of matching wall and base units with worksurfaces incorporating an inset stainless steel sink and drainer unit. Space for cooker with extractor over, plumbing for dishwasher, radiator, uPVC double glazed window to the side, door to the utility room and uPVC double glazed door to the side, leading to the rear garden.

### Utility Room

A range of matching wall and base units with worksurfaces, plumbing for washing machine and door to the WC.

### WC

WC, wall mounted sink, obscured uPVC double glazed window to the side.

## First Floor

### Landing

Radiator, stairs to second floor, doors to bedrooms 2, 3, 4 and the bathroom.

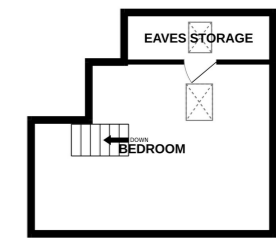
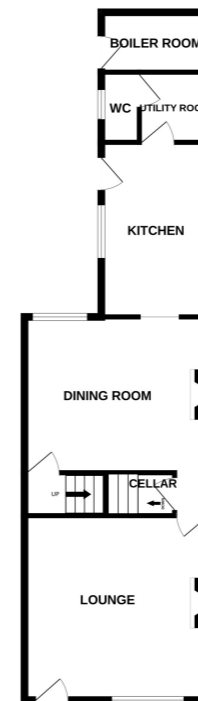
### Bedroom 2

3.64m x 3.46m (11' 11" x 11' 4") UPVC double glazed window to the front and radiator.

GROUND FLOOR  
638 sq.ft. (57.3 sq.m.) approx.

1ST FLOOR  
526 sq.ft. (48.3 sq.m.) approx.

ATTIC ROOM  
273 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 1416 sq.ft. (131.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Bedroom 3

3.84m x 3.05m (12' 7" x 10' 0") UPVC double glazed window to the front and radiator.

### Bedroom 4

3.62m x 2.6m (11' 11" x 8' 6") UPVC double glazed window to the rear and radiator.

### Bathroom

White 3 piece suite comprising; wc, pedestal sink and panelled bath with electric shower over. Radiator, obscured uPVC double glazed window to the rear.

## Second Floor

### Bedroom 1

5.72m x 3.94m (18' 9" x 12' 11") UPVC double glazed Velux window to the rear, radiator, access to eaves storage.

### Outside

The front of the property is enclosed by brick walls with steps leading to the front door and gated access to the entry way leading to the rear garden. The west facing rear garden is enclosed by timber fences and comprises; turfed lawn, raised flower bed borders with a range of plants and shrubs and access to the boiler room, housing the combination boiler.