

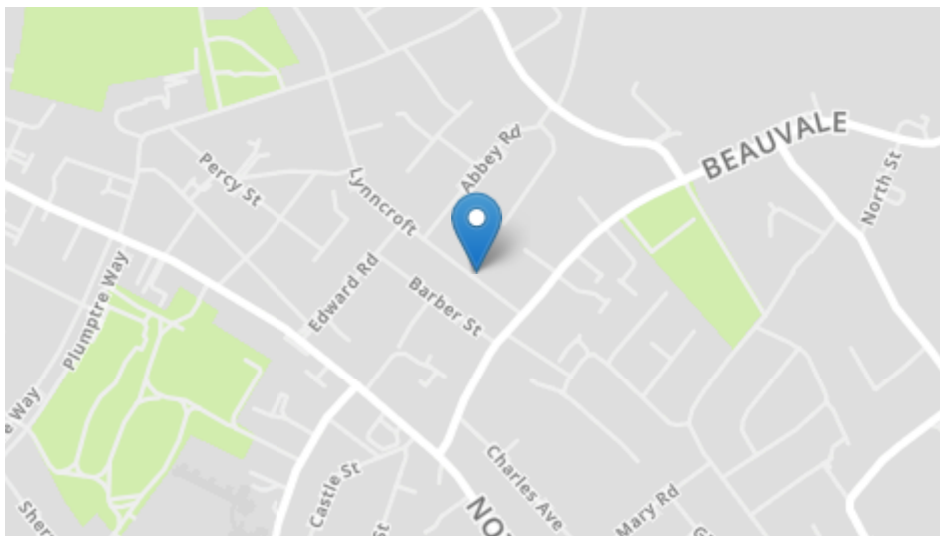
Lynncroft, Eastwood, NG16 3FD

Offers Over £140,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Mid Terrace House
- 3 Double Bedrooms
- Modern Dining Kitchen
- Downstairs Bathroom
- Private Low Maintenance Rear Garden
- Walking Distance To Amenities
- Excellent Road & Public Transport Links
- No Upward 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 - 26111021

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



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

0115 938 5577
 8am-8pm - 7days



*** CALLING ALL FIRST TIME BUYERS *** This well presented Victorian mid terrace provides a great opportunity for first time buyers to get onto the property ladder and with 3 BEDROOMS, it's also ideal for young families looking to take their next step. The property is available with no upward chain and in brief comprises to the ground floor; lounge with multi fuel burner, open plan dining kitchen fitted with modern high gloss units, rear lobby and a ground floor bathroom. On the first floor, the landing leads to three bedrooms -two of which are double. Outside, there is an enclosed low maintenance courtyard to the rear. Lynncroft is conveniently located within walking distance to Hilltop, which offers a range of shops, amenities and public services. A wider range of amenities can be found in nearby Eastwood Town Centre including supermarkets, shops, cafes & pubs. For more information or to book your viewing, call our team. Call our team today to arrange your viewing!

Ground Floor

Lounge

3.62m x 3.48m (11' 11" x 11' 5") Composite entrance door to the front, uPVC double glazed window to the front, brick built fire place with inset multi fuel burner, radiator and door to the kitchen.

Dining Kitchen

3.67m x 3.59m (12' 0" x 11' 9") A range of matching high gloss wall & base units, granite work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: waist height electric oven & hob with extractor over, fridge freezer, washing machine and dishwasher. Tiled flooring, radiator, uPVC double glazed window to the rear and door to the rear lobby.

Rear Lobby

Tiled flooring and doors to the bathroom and rear garden.

Bathroom

3 piece suite in white comprising: concealed cistern WC, vanity sink unit and bath with mains fed shower over. Chrome heated towel rail, underfloor heating and obscured uPVC double glazed window to the side.



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 for 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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First Floor

Landing

Doors to all bedrooms.

Bedroom 1

3.64m (to wall) x 3.47m (11' 11" x 11' 5") UPVC double glazed window to the front, fitted wardrobe and radiator.

Bedroom 2

3.67m x 2.36m (12' 0" x 7' 9") UPVC double glazed window to the rear, built in storage cupboard housing the Worcester Bosch combination boiler.

Bedroom 3

2.68m x 2.33m (8' 10" x 7' 8") UPVC double glazed window to the rear and radiator.

Outside

The low maintenance rear garden offers a good level of privacy and comprises a concrete courtyard and is enclosed by timber fencing to the perimeter with gated access both sides.