

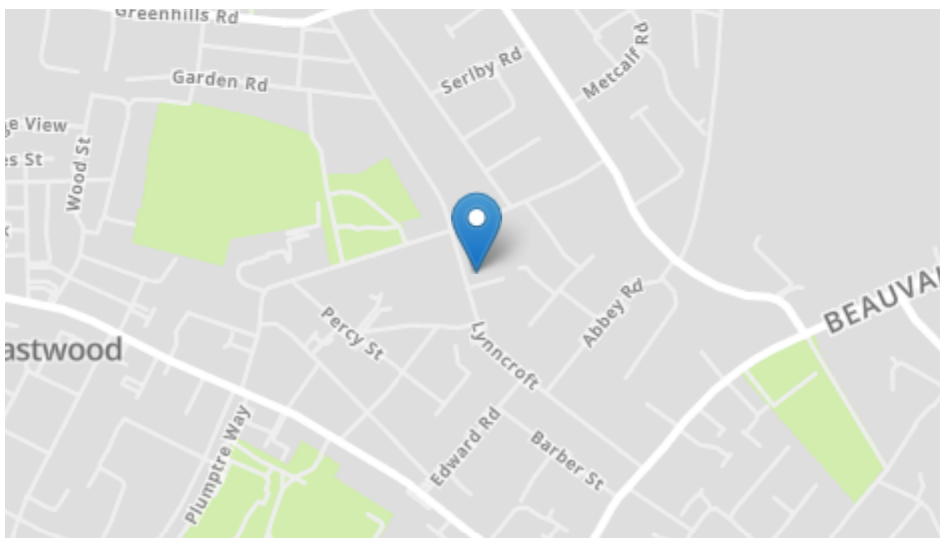
Lynncroft, Eastwood, NG16 3ES

£160,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<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			
		56	80
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Semi Detached Home
- 3 Bedrooms
- Open Plan Ground Floor Living Space
- Downstairs Bathroom
- Enclosed Rear Garden
- Popular Residential Location
- Excellent Road & Public Transport Links
- Walking Distance To Eastwood Town Centre

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 - 28022436

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



\*\*\* A HOME TO GROW INTO \*\*\* This semi detached house has bags of character and is just a few minutes drive from Eastwood Town Centre with schools & play parks all within walking distance. The property in brief comprises to the ground floor; entrance hall, lounge with bay window, open plan living with a kitchen benefitting from a breakfast bar, three piece bathroom suite. To the first floor landing giving access to three bedrooms, to the outside a low maintenance front yard and to the rear an extensive enclosed garden. The property also benefits from fitted AIR CONDITIONING in the downstairs living space and master bedroom making this one really 'cool' home! To book your viewing call us today on 0115 938 5577.

## Ground Floor

### Entrance Hall

UPVC double glazed window and entrance door to the front, stairs to the first floor and door to the lounge.

### Lounge

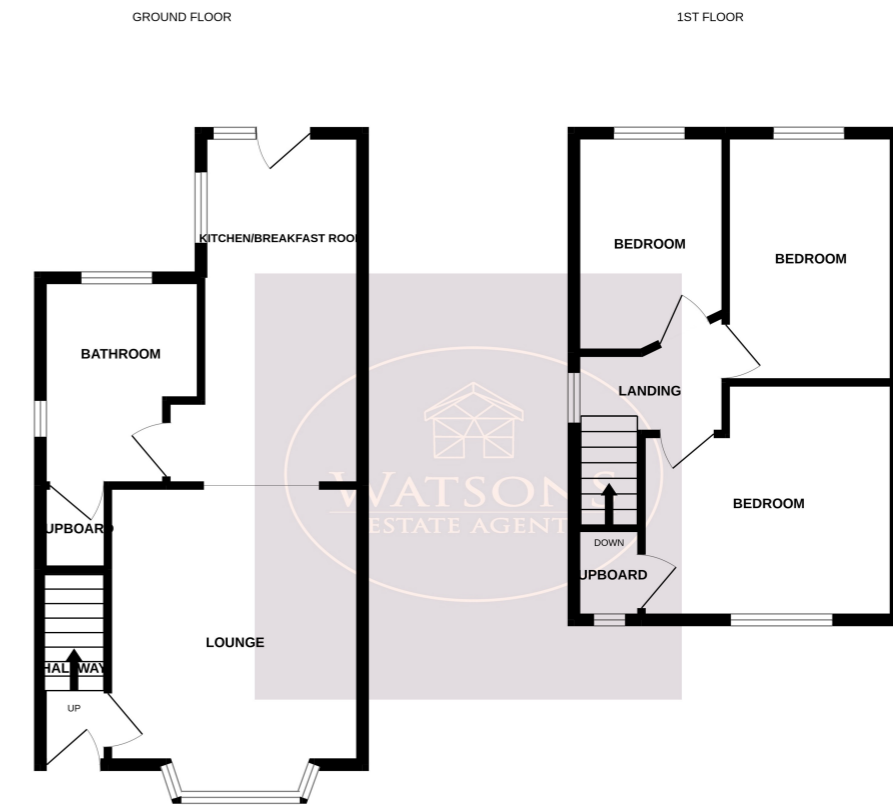
3.94m x 3.63m (12' 11" x 11' 11") UPVC double glazed bay window to the front, radiators, air conditioning unit, wood effect laminate flooring and open plan to the dining kitchen.

### Breakfast Kitchen

4.99m x 2.28m (2.78m max) (16' 4" x 7' 6") A range of matching wall & base units with solid wood work surfaces incorporating an inset Belfast sink and breakfast bar. Space for cooker and fridge freezer. Plumbing for washing machine, wall mounted combination boiler, uPVC double glazed windows to the rear and side, door to the bathroom and uPVC double glazed door to the rear garden.

### Bathroom

White 3 piece suite comprising; WC, wall mounted sink unit and freestanding bath with mains fed rainfall shower over. Radiator, built in storage cupboard, extractor fan, partly tiled walls and obscured uPVC double glazed windows to the rear and 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 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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## First Floor

### Landing

UPVC double glazed window to the front and doors to all bedrooms.

### Bedroom 1

3.36m x 3.32m (11' 0" x 10' 11") UPVC double glazed window to the front, air conditioning unit and radiator.

### Bedroom 2

3.22m x 2.37m (10' 7" x 7' 9") UPVC double glazed window to the rear, radiator and access to the attic.

### Bedroom 3

2.87m x 2.33m (9' 5" x 7' 8") UPVC double glazed window to the rear and radiator.

### Outside

To the front of the property is a paved pathway leading to the entrance door and flower bed borders with a range of plants and shrubs. The rear garden offers a good level of privacy and comprises a gravel patio, turfed lawn, and timber built shed. The garden is enclosed by wall and hedge borders with gated access to the side.