

Lawrence Avenue, Eastwood, NG16 3LD

Offers Over £260,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	58	84
England, Scotland & Wales		EU Directive 2002/91/EC



Our Seller says....

- Detached Bungalow
- Three Good Size Bedrooms
- Open Plan Lounge & Dining Area
- Modern Light & Airy Kitchen
- Sun Room
- South Facing Enclosed Garden
- Detached Garage & Driveway
- Great Road & Transport Links
- Close To Amenities
- Walking Distance From Eastwood Town Centre

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 - 28648509

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



*** YOUR FOREVER HOME IS ONLY ONE VIEWING AWAY! *** NO CHAIN *** This 3 bedroom detached bungalow is only a short walk from the bustling Eastwood town centre with its variety of great shops and excellent public transport. The bungalow is presented to a good standard and comprises an entrance hallway, living room, dining room, fitted kitchen, garden room, 3 bedrooms and a bathroom. Outside you will find a well tended SOUTH FACING garden, detached garage and a private driveway. Call our sales team today to book your viewing!

*** Agent Note ***

Agents Note: The seller has provided us with the following information; It is a gas boiler, located in the bedroom and was last serviced in October 2024.

Ground Floor

Entrance Hall

UPVC entrance door with uPVC double glazed window to the front, door to lounge and inner hall.

Lounge

7.28m x 3.09m (23' 11" x 10' 2") Feature fireplace with inset electric fire, open access to dining area and sliding patio door to the rear garden.

Dining Area

2.75m x 2.66m (9' 0" x 8' 9") UPVC double glazed window to the front and door to the kitchen.

Kitchen

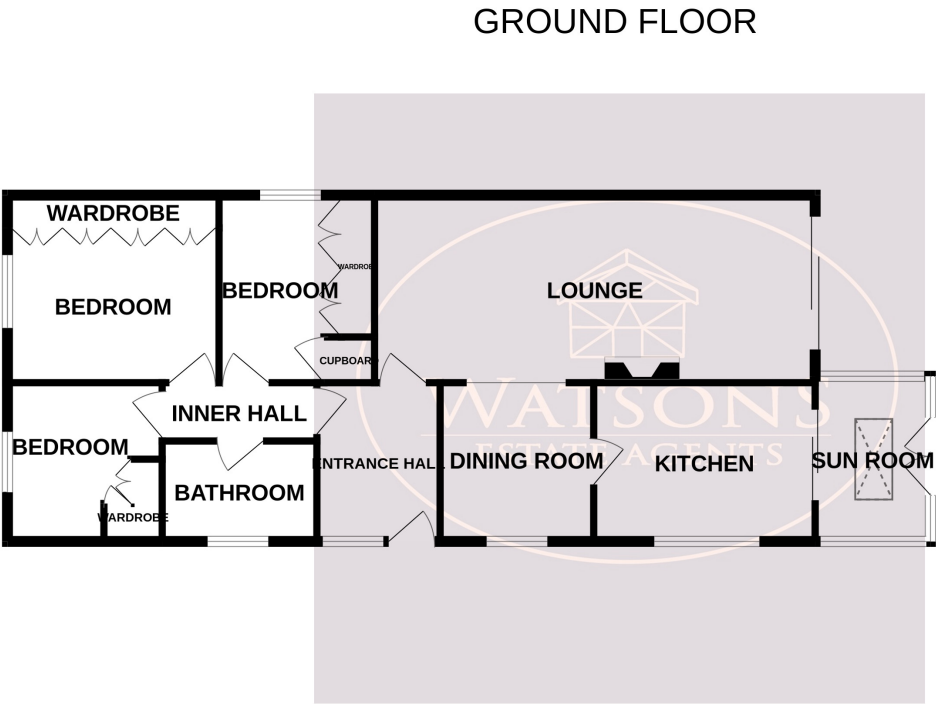
3.47m x 2.61m (11' 5" x 8' 7") A range of matching wall and base units with worksurfaces incorporating 1.5 inset sink & drainer unit. Integrated appliances including electric oven, electric hob with extractor fan over, fridge and freezer. Tiled floor, partially tiled walls, ceiling spotlights, uPVC double glazed window to the side and sliding door to the sun room.

Sun Room

3.14m x 1.89m (10' 4" x 6' 2") UPVC double glazed windows to the side and rear, luxury vinyl tiles, ceiling spotlights and French doors to the rear garden.

Inner Hall

Doors to bedrooms and bathroom.



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 1

3.59m x 2.56m (11' 9" x 8' 5") UPVC double glazed window to the side and fitted wardrobe.

Bedroom 2

2.65m x 2.69m (8' 8" x 8' 10") UPVC double glazed window to the side and fitted wardrobe.

Bedroom 3

3.05m x 1.75m (10' 0" x 5' 9") UPVC double glazed window to the rear and fitted wardrobe.

Bathroom

White 3 piece suite incorporating, wc, pedestal sink with storage under and panel bath with electric fed shower over. Tiled flooring, tiled walls, ceiling spotlights and obscured uPVC double glazed window to the front.

Garage

5.34m x 2.63m (17' 6" x 8' 8") Detached single garage fitted with power.

Outside

The entrance of the property has separate access points to both the front garden and parking area with detached garage; partitioned by well established hedges and brick walls. The driveway features a paved parking area; the front garden has a timber gate with paved pathway leading to the entrance door, as well as a turfed lawn that wraps around the property, bordered by flower beds. The rear of the property has a paved patio seating area with a small turfed lawn and bordered by well established flower beds. There is a uPVC access door to the garage shaded by timber trellis structures.