

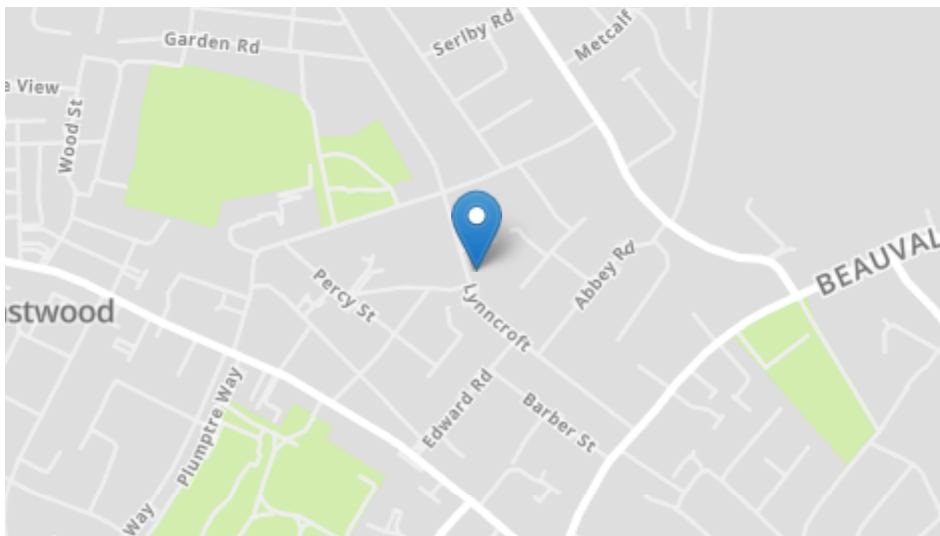
Lynncroft, Eastwood, NG16 3ES

Offers Over £130,000



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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 - 26328598



Our Seller says....

- End Terrace House
- 2 Double Bedrooms
- Open Plan Dining, Kitchen & Utility Area
- Private Rear Garden
- Walking Distance To Amenities
- Excellent Road & Public Transport Links
- Presented To A High Standard
- No Upward Chain

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  
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0115 938 5577  
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\*\*\* PREPARE TO FALL IN LOVE \*\*\* You'll be wowed by décor & styling of this stunning terrace in Eastwood, which wouldn't look out of place on the Instagram feed of a professional interior designer. The ground floor accommodation comprises; lounge, open plan dining kitchen and utility area and a bathroom fitted with a white 3 piece suite. On the first floor, the landing leads to 2 double bedrooms. Outside, there is a pleasant rear garden which is mainly paved with gravel bed borders, making this a low maintenance outdoor space. Lynncroft is within walking distance to Eastwood Town Centre which has a wide range of shops, amenities, places to eat & drink and is well served by public transport. For more information or to book a viewing, call our team.

## Ground Floor

### Lounge

3.73m x 3.36m (12' 3" x 11' 0") UPVC double glazed entrance door, uPVC double glazed window to the front, radiator, under stairs storage and door to the dining kitchen.

### Open Plan Dining & Kitchen Area

6.54m reducing to 3.74m x 3.7m (21' 5 reducing to 12' 3" x 12' 2") UPVC double glazed window to the rear, radiator, matching wall & base units, space for cooker with filter hood and work surfaces incorporating an inset stainless steel sink & drainer unit. Plumbing for washing machine, tiled flooring, radiator, uPVC double glazed windows to the rear & sid. Doors leading to the stairs, bathroom and rear garden.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Radiator 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given.  
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## First Floor

### Landing

Ceiling spotlights and doors to both bedrooms.

### Bedroom 1

3.76m x 3.69m (12' 4" x 12' 1") UPVC double glazed window to the rear, built in storage cupboard housing the combination boiler and radiator.

### Bedroom 2

3.74m x 3.37m (12' 3" x 11' 1") UPVC double glazed window to the front and radiator.

## Outside

The low maintenance rear garden offers a good level of privacy and comprises a paved patio, flower bed borders with a range of plants & shrubs, timber shed and is enclosed by timber fencing to the perimeter with gated access to the side.