

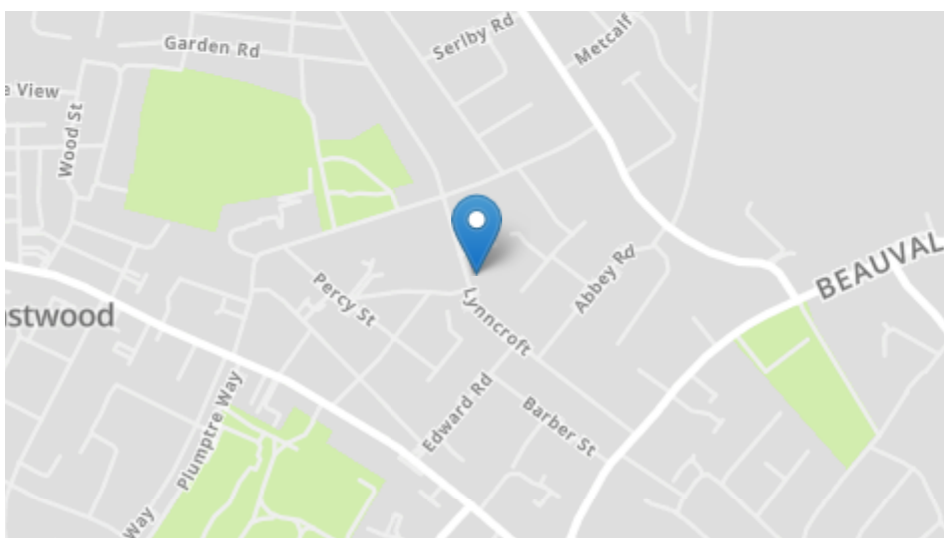
142 Lynncroft, Eastwood, Nottingham, NG16 3ES

Offers Over £150,000



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



- End Terrace Home
- 3 Bedrooms
- Downstairs Bathroom
- Private Rear Garden
- Walking Distance To Amenities
- Excellent Road & Public Transport Links
- Ideal First Home or Investment

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 - 25491722

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



*** LOOKING TO STEP ON TO THE PROPERTY LADDER *** Offered for sale on this popular road in Eastwood. This well maintained three bedroom end terrace is spacious throughout and would make an ideal first time home. The accommodation briefly consists of : Lounge, fitted breakfast kitchen and downstairs four piece bathroom, whilst to the first floor there are three good size bedrooms. Outside the rear garden is well stocked with a patio area whilst staying fairly low maintenance. 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.

Ground Floor

Entrance Hall

Stairs to the first floor and doors to the lounge and dining kitchen.

Lounge

3.8m x 3.5m (12' 6" x 11' 6") Composite entrance door to the front, uPVC double glazed window to the front.

Dining Kitchen

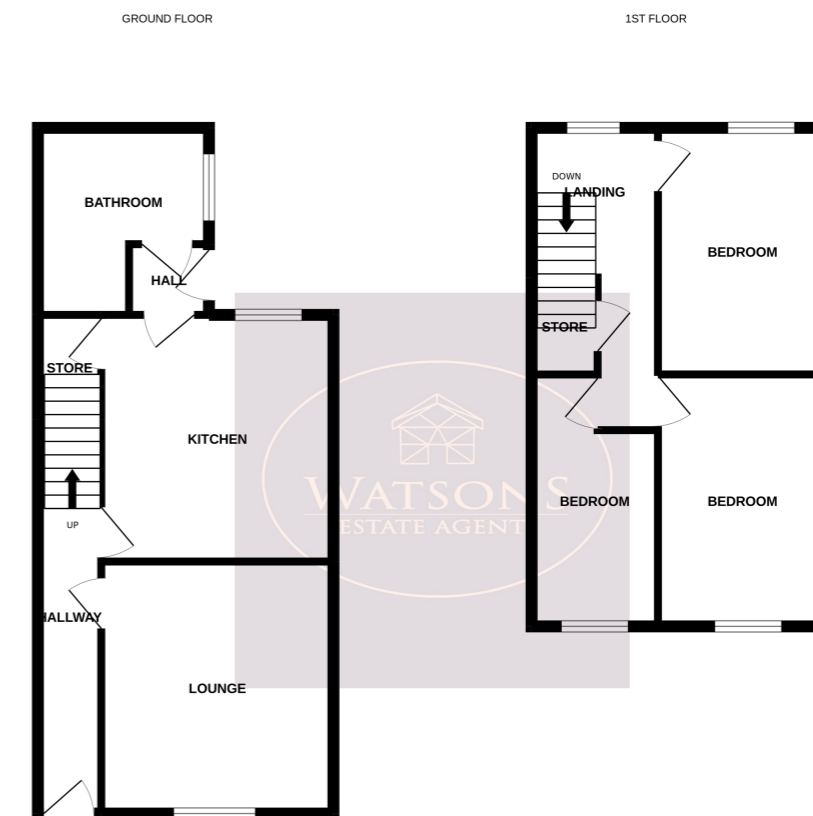
3.79m x 3.62m (12' 5" x 11' 11") A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Integrated waist height electric oven & electric hob with extractor over. Plumbing for washing machine, plumbing and wiring for an American style fridge freezer. Breakfast bar, storage cupboard and uPVC double glazed window to the rear. Door to the rear hall.

Rear Hall

Door to the bathroom and door to the rear garden & storage cupboard.

Bathroom

4 piece suite in white comprising WC, pedestals sink unit, bath and shower cubicle. Vertical 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 operability or efficiency can be given. Made with Metropix ©2022

First Floor

Landing

Doors to all bedrooms.

Bedroom 1

3.81m x 2.74m (12' 6" x 9' 0") UPVC double glazed window to the rear and radiator.

Bedroom 2

3.74m x 2.74m (12' 3" x 9' 0") UPVC double glazed window to the front and radiator.

Bedroom 3

3.78m x 1.94m (12' 5" x 6' 4") 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 mature plants & shrubs, timber built shed and barked play area. The garden is enclosed by wall & timber fencing to the perimeter with gated access to the side.