

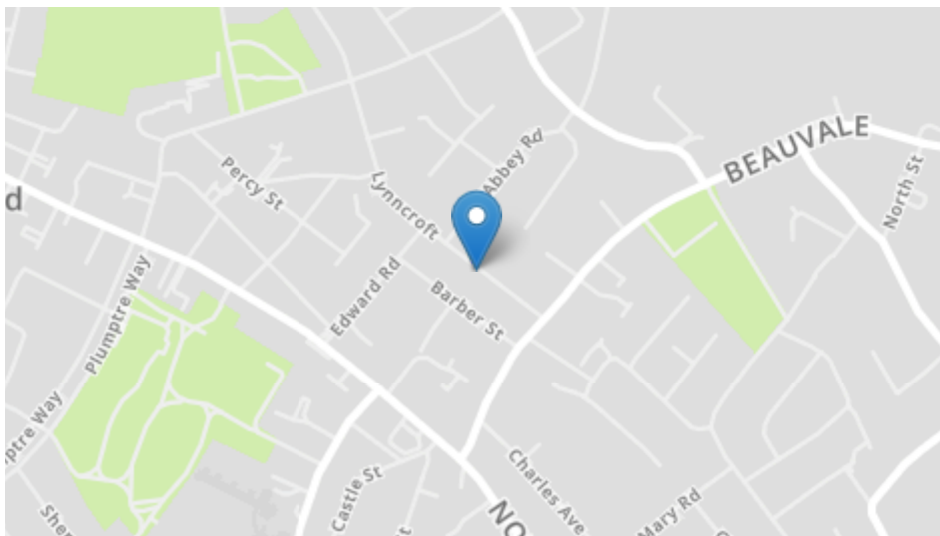
Lynncroft, Eastwood, NG16 3FE

£140,000



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£140,000



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 - 25484922



Our Seller says....

- Detached House
- 2 Double Bedrooms
- 2 Reception Rooms
- South Facing Rear Garden
- Well Presented Throughout
- Walking Distance To Amenities
- Excellent Public Transport & Road Links
- Ideal First Home Or Investment

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 OR INVESTORS *** Get a firm foot on the property ladder with this well presented, detached two bedroom house which is conveniently located close to schools & amenities. The property comprises in brief; lounge with a door giving access to the stairs, inner hallway with storage cupboard and side door leading to the rear garden. A dining room gives access to the ground floor bathroom & kitchen which is fitted with modern high gloss units. On the first floor, the landing leads to two double bedrooms, with bedroom one featuring fitted wardrobes and storage cupboards. Outside, there is a front courtyard with gated access and to the rear, an enclosed low maintenance garden. For more information or to book a viewing appointment, call our team.

Ground Floor

Lounge

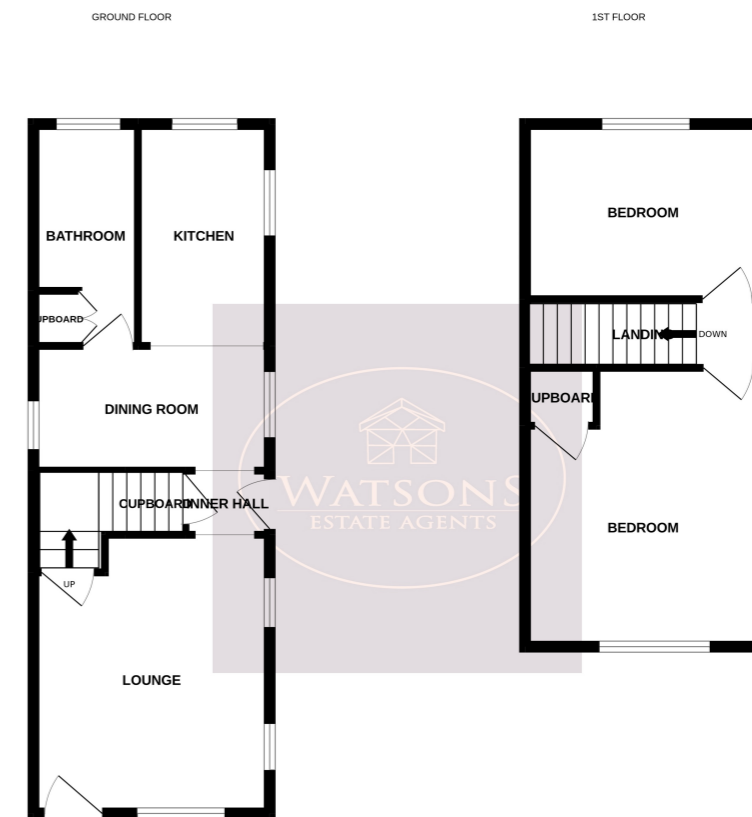
4.26m x 3.63m (14' 0" x 11' 11") UPVC double glazed window to the front, radiator, stairs to the first floor, door to the dining kitchen.

Dining Area

3.65m x 1.79m (12' 0" x 5' 10") UPVC double glazed window to the side, radiator, open to the kitchen area and door to the bathroom.

Kitchen Area

5.34m x 2.01m (17' 6" x 6' 7") A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine, radiator and uPVC double glazed windows to the rear and side.



While every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given as to their operability or efficiency on the ground.
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Bathroom

3 piece suite in cream comprising WC, pedestal sink unit and bath with shower over. Storage cupboard, radiator and obscured uPVC double glazed window to the rear.

First Floor

Landing

Doors to both bedrooms.

Bedroom 1

4.26m x 3.62m (14' 0" x 11' 11") UPVC double glazed window to the front and radiator.

Bedroom 2

3.64m x 2.68m (11' 11" x 8' 10") UPVC double glazed window to the rear and radiator.

Outside

The south facing rear garden offers a good level of privacy and comprises a paved patio with artificial lawn sections. The garden is enclosed by timber fencing to the perimeter.