

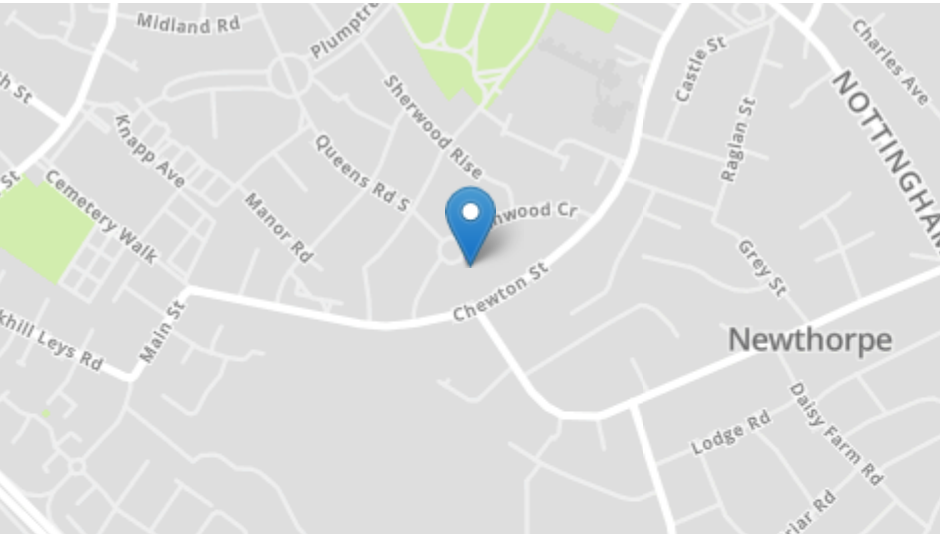
Linwood Crescent, Eastwood, NG16 3HD

Offers Over £230,000



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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		
England, Scotland & Wales	73	78
	EU Directive 2002/91/EC	

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 - 29534701



- Semi Detached Family Home
- Four Bedrooms
- Open Plan Dining Kitchen & Lounge
- Utility Area
- Three Piece Shower Room
- Well Presented Through Out
- Enclosed Low Maintenance Rear Garden
- Driveway Parking
- Close To Amenities
- Great Road & Transport Links

Our Seller says....

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



*** FANTASTIC FOUR! *** This superb 4 bedroom semi detached family home is perfect for a growing family! Occupying a generous plot with private parking and a wonderful garden perfect for entertaining this home looks out onto green space at the front and is only a short drive from Eastwood town centre and the A610 for access to Nottingham and the M1. Boasting spacious and flexible living space presented to a very good standard the accommodation comprises an entrance hallway, open plan living dining kitchen, utility room, 4 bedrooms and a family bathroom! This excellent home is close to many amenities such as schools, public transport and local shops and we thoroughly recommend an early internal inspection! Call us today to get your viewing arranged!

Ground Floor

Entrance Hall

Composite wood entrance door and internal door to hallway.

Hallway

Doors to open plan dining kitchen & lounge, open access to utility room, storage cupboard and stairs to first floor with under stairs storage.

Open Plan Dining Kitchen & Lounge

8.53m x 2.85m (28' 0" x 9' 4") A range of base units with worksurfaces incorporating inset 1.5 stainless steel sink & drainer unit. Integrated appliances including electric oven, electric hob with extractor fan over and space for fridge freezer. Two uPVC double glazed windows to the rear, two radiators and laminate wood flooring.

Utility

2.97m x 1.93m (9' 9" x 6' 4") A range of base units with worksurfaces incorporating inset 1.5 sink & drainer unit, plumbing for washing machine, uPVC double glazed window to the front and uPVC door to the side.

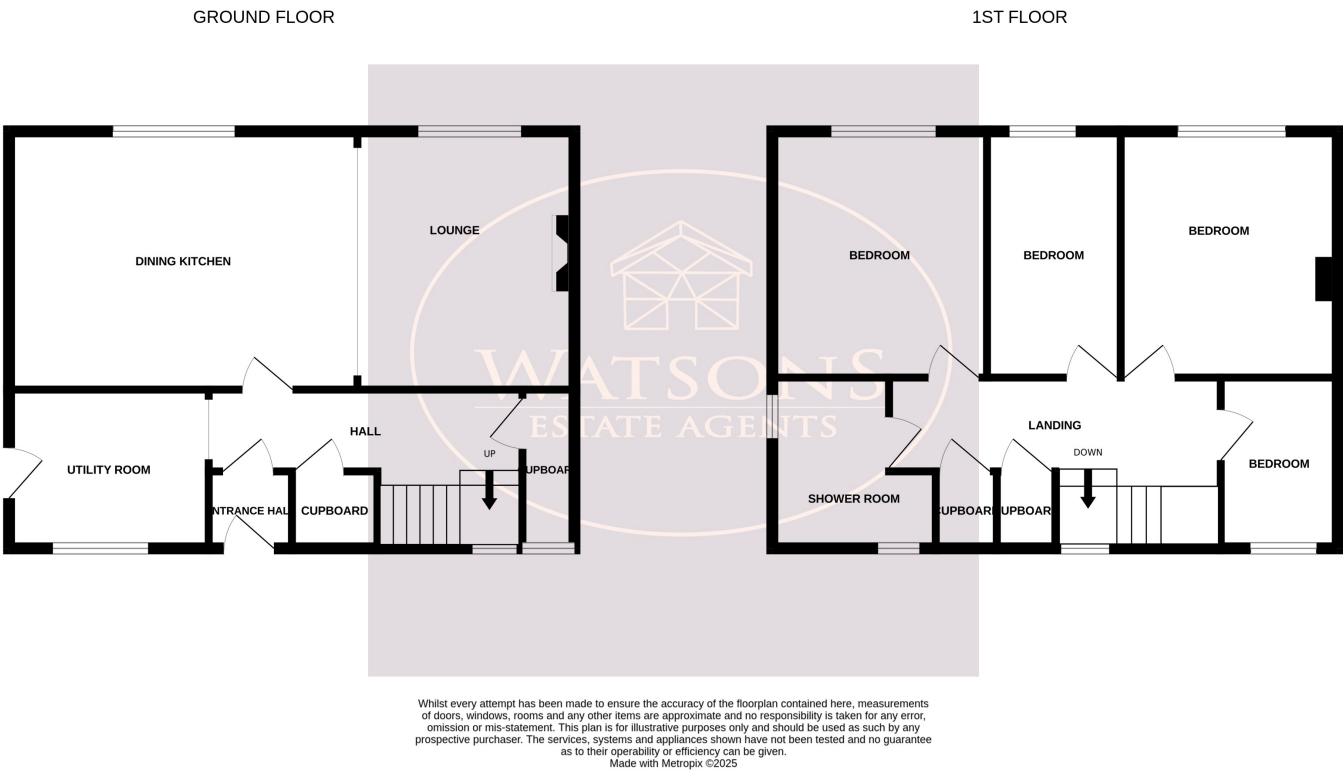
First Floor

First Floor Landing

UPVC double glazed window to the front, doors to all bedrooms and shower room and two storage cupboards, one housing combination boiler.

Bedroom 1

3.84m x 3.09m (12' 7" x 10' 2") UPVC double glazed window to the rear and radiator.



Bedroom 2

3.83m x 3.70m (12' 7" x 12' 2") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.84m x 1.97m (12' 7" x 6' 6") UPVC double glazed windows to the rear and radiator.

Bedroom 4

2.57m x 2.26m (8' 5" x 7' 5") UPVC double glazed window to the front and radiator.

Shower Room

White three piece suite comprising wc, vanity sink with storage under and mains fed cubicle shower. Obscured uPVC double glazed window to the front and side, partially tiled walls and tiled flooring.

Outside

To the front of the property is a paved driveway with gravel edging and palisaded by a raised brick border; gravel flower bed with well established hedges and paved pathway to entrance door and timber gate to rear garden. To the rear garden is a block paved patio area, decked seating area, decked pathway leading to a second decked seating area, bordered by raised timber flower beds with a range of plants and shrubbery, turfed lawn and raised gravel area with a brick firepit, and timber summer house fitted with power; the garden is enclosed by timber fencing.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; the combination boiler is located in the landing storage cupboard, it is 18 years old and was last serviced in 2025.