

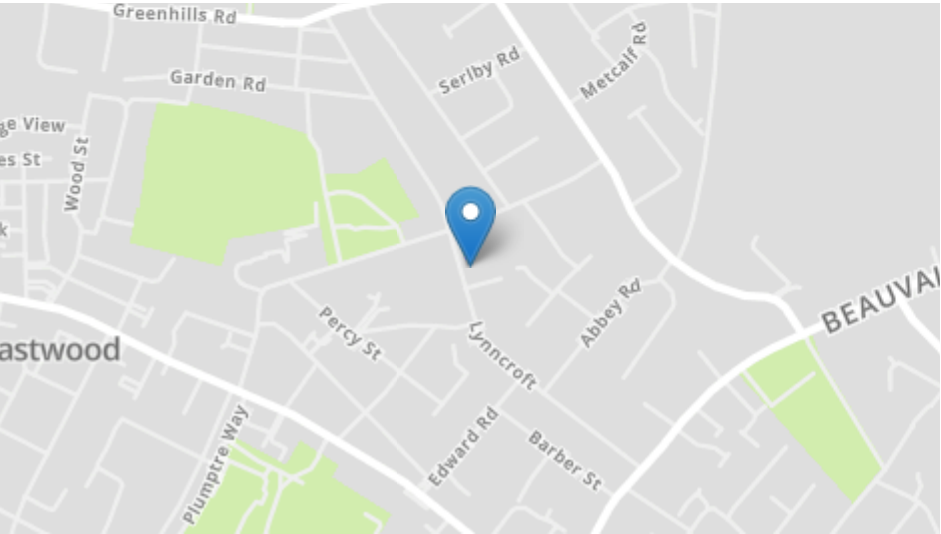
Lynncroft, Eastwood, NG16 3ES

Offers Over £150,000



Lynncroft, Eastwood, NG16 3ES

Offers Over £150,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		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 - 28842263



- Semi Detached House
- 3 Bedrooms
- Separate Lounge & Dining Room
- Fitted Kitchen
- Conservatory, Ground Floor Bathroom and First Floor WC
- Enclosed Private Rear Garden
- Walking Distance To Eastwood Town Centre
- Excellent Road & Public Transport Links
- No Upward Chain

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



*** GREAT INVESTMENT/FIRST TIME BUY *** NO CHAIN *** This 3 bedroom semi detached is located in a great area for either investment or to buy your first home! Requiring some modernisation this home is a very good blank canvas for buyers to put their own stamp and make it yours. Comprising 2 reception rooms, extended kitchen, downstairs bathroom, 3 bedrooms and private garden to the rear. To the front the garden could be converted to provide off-road parking subject to necessary permissions being granted. Call our team today to book your viewing.

Ground Floor

Entrance Hall

UPVC double glazed entrance door to the front, radiator, door to the lounge and stairs to the first floor.

Lounge

3.89m x 3.65m (12' 9" x 12' 0") UPVC double glazed bay window to the front, feature fireplace surround with inset real flame gas fire, radiator, laminate wood flooring and open to the dining room.

Dining Room

5.26m x 3.65m (17' 3" x 12' 0") Laminate wood flooring, 2 radiators and character ceiling beams. Open to the lounge and kitchen.

Kitchen

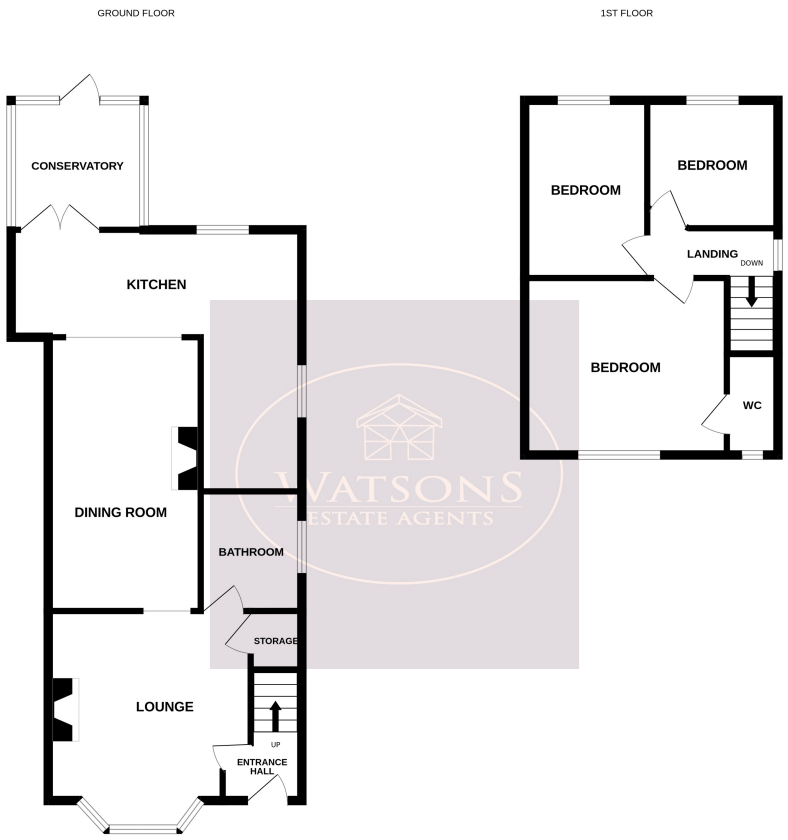
(L Shaped) 4.61m x 3.77m (15' 1" x 12' 4") A range of matching wall & base units with worksurfaces incorporating an inset 1.5 bowl stainless steel sink & drainer unit. Space for range cooker with extractor over, plumbing for washing machine, wall mounted combination boiler, and radiator. 2 uPVC double glazed windows to the side and rear. French doors to the conservatory.

Conservatory

Brick and uPVC double glazed construction with windows to the sides and rear. Radiator and uPVC double glazed door to the rear garden.

Bathroom

White 3 piece suite comprising wc, pedestal sink and freestanding bath with mains fed shower over. Tiled floor, fully tiled walls, 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 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 as to their operability or efficiency can be given.
Made with Metropix ©2025

First Floor

Bedroom 1

3.62m x 3.4m (11' 11" x 11' 2") UPVC double glazed window to the front, radiator and door to the wc.

WC

White 2 piece suite comprising wc and wall mounted sink unit. Radiator, fully tiled walls and obscured uPVC double glazed window to the front.

Bedroom 2

3.17m x 2.34m (10' 5" x 7' 8") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.17m x 2.34m (10' 5" x 7' 8") UPVC double glazed window to the rear and radiator.

Outside

The front of the property is palisaded by brick wall with wrought iron gate providing access, and has the potential to be converted to provide off road parking, subject to the correct planning permissions being obtained. The rear garden is enclosed by hedges and timber fencing to the perimeter with gated access to the side and comprises paved patio, gravel seating area, turfed lawn and flower bed border with a range of plants and shrubs.