

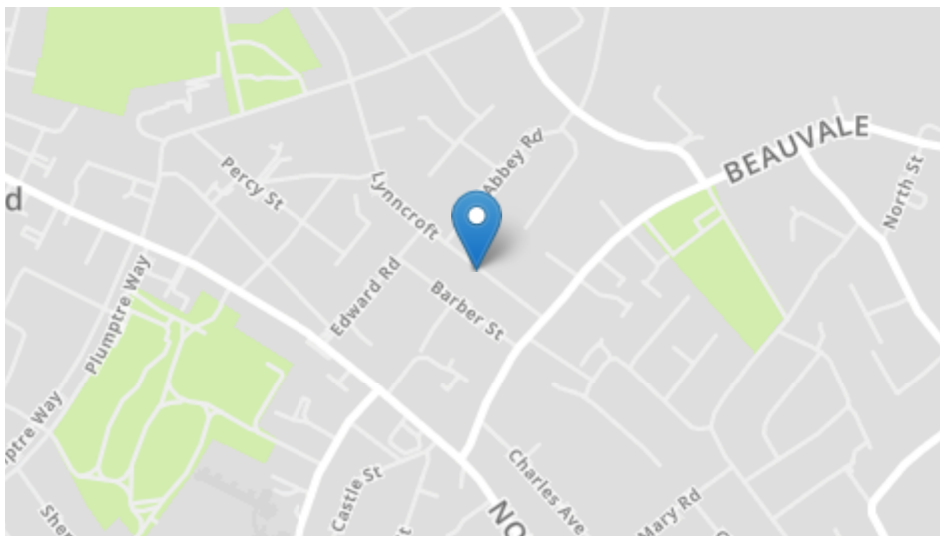
Lynncroft, Eastwood, NG16 3FE

Offers In Region Of £150,000



Lynncroft, Eastwood, NG16 3FE

Offers In Region Of £150,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		54	84
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Mid Terrace Home
- Three Double Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Re Fitted Ground Floor Shower Room
- Low Maintenance Pocket Garden
- Well Presented Throughout
- Great Access To Amenities & Public Transport
- No Upward Chain
- Ideal For First Time Buyers

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 - 30199495

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



\*\*\* STEP INSIDE STYLE ON LYNN CROFT! \*\*\* Offered to the market with no upward chain, this well presented three bedroom mid terrace home is perfect for first time buyers looking to step onto the property ladder. Boasting spacious and versatile accommodation across three floors, the property features two reception rooms including a cosy lounge with feature fireplace and a separate dining room, along with a modern fitted kitchen and a recently re-fitted ground floor shower room. To the upper floors are three bedrooms, with the second floor offering a generous third bedroom complete with character features, providing flexible living space to suit a range of needs. Outside, the property benefits from a low maintenance rear garden—ideal for relaxing with minimal upkeep. Conveniently located with great access to local amenities and public transport links, this charming home offers both practicality and comfort in equal measure. Early viewing is highly recommended—contact our team today to arrange yours! 0115 938 5577 (Option 2)

## Ground Floor

### Lounge

3.48m x 3.48m (11' 5" x 11' 5") Entrance door, uPVC double glazed window to the front, feature fireplace, radiator and door to the hallway, with stairs to the first floor.

### Dining Room

3.48m x 3.48m (11' 5" x 11' 5") UPVC double glazed window to the rear, under stairs storage, radiator and door to the kitchen.

### Kitchen

2.70m x 1.55m (8' 10" x 5' 1") A range of wall units with worksurfaces incorporating an inset 1.5 stainless steel sink & drainer unit. Integrated appliances including electric oven, gas hob with extractor over and plumbing for washing machine. Radiator, Karndean flooring, uPVC double glazed window to the side, and open access to the rear lobby.

### Rear Lobby

Doors to the kitchen, shower room and rear garden.

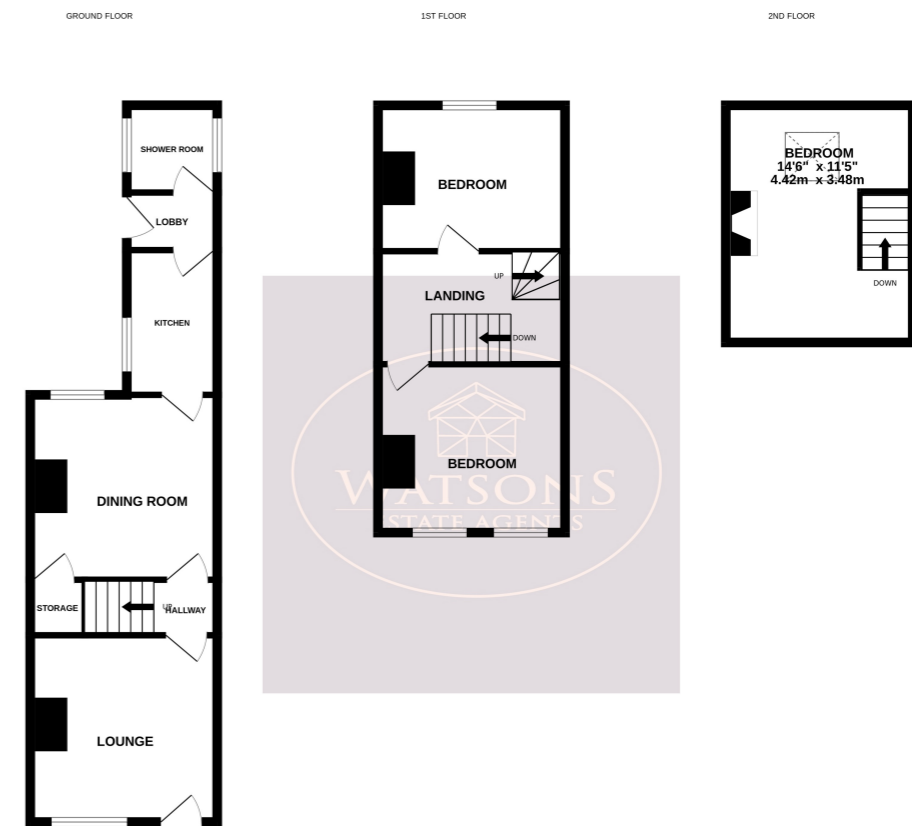
### Shower Room

White three piece suite comprising wc, vanity sink and mains fed cubicle shower. Chrome heated towel rail, partially tiled walls, Karndean flooring and obscured uPVC double glazed windows to the side.

## First Floor

### First Floor Landing

Doors to two bedrooms and stairs to the second floor.



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 Metropex 02/20

### Bedroom 1

3.49m x 3.13m (11' 5" x 10' 3") Two uPVC double glazed windows to the front and radiator.

### Bedroom 2

3.48m x 2.74m (11' 5" x 9' 0") UPVC double glazed window to the rear, airing cupboard housing combination boiler, and radiator.

## Second Floor

### Bedroom 3

4.47m x 3.17m (14' 8" x 10' 5") Velux window, original fireplace and radiator.

## Outside

To the front of the property, the entrance door opens to the street. The rear garden features a paved patio area and turfed lawn, palisaded by timber fencing.

### \*\*\* AGENT NOTE \*\*\*

AGENT NOTE: The seller has provided you with the following information; the gas boiler is located in the back bedroom airing cupboard and was last serviced in March 2026. Shared access to garden and shared alleyway.