Lynncroft, Eastwood, NG16 3ES

£190,000

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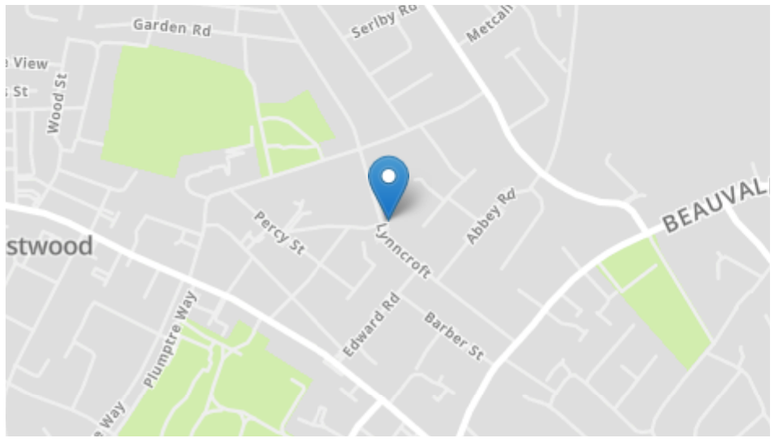
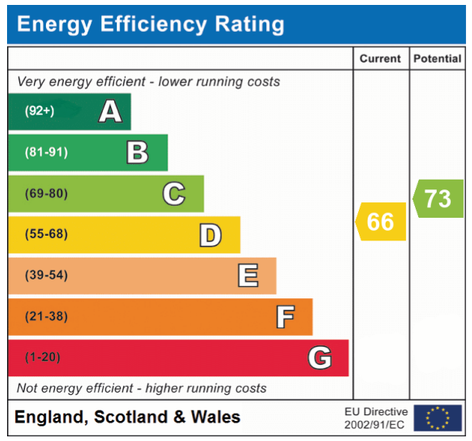




- Semi Detached Home
- Three Bedrooms
- Spacious Light & Airy Lounge
- Modern Dining Kitchen
- Three Piece Family Bathroom Suite
- Enclosed Low Maintenance Rear Garden
- Driveway & Garage
- Great Road & Transport Links
- Close To Amenities
- Ideal For First Time Buyers

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 - 29600096

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.

*** DECEPTIVELY SPACIOUS FAMILY HOME! *** This 3 bedroom family home will delight buyers with its space once you step foot over the threshold! Benefiting from spacious rooms perfect for a growing family comprising an entrance hallway, kitchen/dining room, living room opening onto the garden, spacious landing with space for a small study area, 3 bedrooms and a family bathroom. Outside is a private driveway, detached garage and a generous garden great for kids and entertaining! Located close to the town centre and schools this lovely home will appeal to a wide range of buyers, so call us now to get your viewing booked!

Ground Floor

Storm Porch

UPVC entrance door and two uPVC double glazed windows to the front.

Entrance Hall

Doors to dining kitchen and lounge, stairs to first floor with under stairs storage.

Lounge

4.56m x 4.48m (15' 0" x 14' 8") UPVC double glazed window to the side, uPVC French doors to rear garden, laminate wood flooring, feature fireplace with inset gas fire and radiator.

Dining Kitchen

4.25m x 2.37m (13' 11" x 7' 9") A range of matching wall and base units with work surfaces incorporating an inset sink & drainer unit. Integrated appliances including double electric oven, gas hob with extractor over, plumbing for washing machine and space for fridge freezer. Vinyl flooring, partially tiled walls, wall mounted combination boiler, uPVC double glazed window to the front and side and uPVC door to the side.

First Floor

First Floor Landing

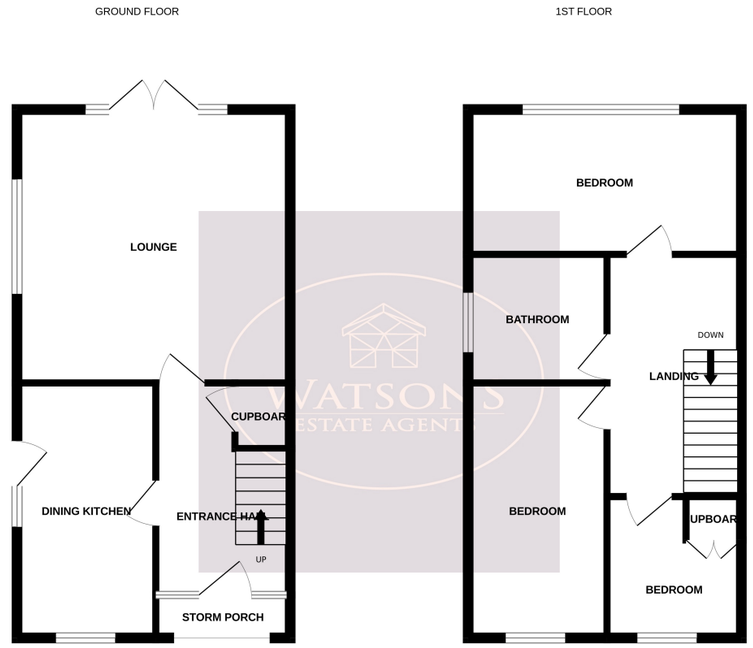
Doors to all bedrooms and bathroom, access to partially boarded attic and space for a study area.

Bedroom 1

4.46m x 2.38m (14' 8" x 7' 10") UPVC double glazed window to the rear with a view and radiator.

Bedroom 2

4.25m x 2.38m (13' 11" x 7' 10") UPVC double glazed window to the front and radiator.



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.
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Bedroom 3

2.38m x 1.98m (7' 10" x 6' 6") UPVC double glazed window to the front and radiator.

Bathroom

White three piece comprising of wc, pedestal sink and panel bath with electric fed shower over. Airing cupboard housing hot water tank, vinyl flooring, partially tiled walls, obscured uPVC double glazed window to the side and radiator.

Detached Garage

Detached single garage fitted with power, and up and over doors.

Outside

To the front of the property is a paved driveway leading to double timber gates giving access to the rear garden and garage; paved pathway to the entrance door and turfed lawn area with raised flower beds and a range of plants and shrubbery, palisaded by timber fencing. The rear garden features a continuation of the drive, giving access to the garage, a raised decked area, turfed lawn and timber shed; enclosed by timber fencing.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information: the gas boiler is located in the kitchen, it is 16 years old.

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