



**Lavinia Crescent, Edwalton Nottingham NG12 4JH**

**welcome to**

**Lavinia Crescent, Edwalton Nottingham**

Welcome to Lavinia Crescent, offered to the market with no upward chain, is this beautifully modern three bedroom semi-detached townhouse home. Situated in the ever popular location of Edwalton, with great local amenities and newly build school. Call us now to arrange a viewing!



### **Entrance Hall**

Perfect for shoes and coats. Access to the first floor and ground floor rooms.

### **Living Room**

13' 9" x 11' 8" ( 4.19m x 3.56m )

To the ground floor at the front of the home there is a large beautifully presented living room with double glazed windows and a under the stairs storage cupboard.

### **Kitchen/dining**

13' 4" x 15' 5" ( 4.06m x 4.70m )

Matching wall and base units with integrated appliances and a free standing dishwasher. Access to the rear of the home via double glazed french doors which allows the room to feel light and spacious.

Utility space which is plumbed for a washing machine.

### **Downstairs W/c**

Low level w/c and hand basin.

### **Landing**

A fantastic open space which is currently being used as a study, great use of space!

### **Bedroom One**

21' 3" x 11' 6" ( 6.48m x 3.51m )

To the second floor of the home there is a stunning double bedroom with double glazed window and fitted wardrobes. Your very own dressing area with velux window.

### **Ensuite**

Three piece suite, shower cubicle, low level w/c and hand basin.

### **Bedroom Two**

12' 5" x 8' 4" ( 3.78m x 2.54m )

To the first floor a double bedroom with fitted wardrobes and double glazed windows.

### **Bedroom Three**

10' x 8' 7" ( 3.05m x 2.62m )

To the first floor a double bedroom, double glazed windows and fitted wardrobes.

### **Family Bathroom**

A four piece suite which includes shower cubicle, bath, hand basin and low level w/c.

### **Outside Space**

To the rear of the home a low maintenance garden which compromises of a patio are great for dining and a lawn area, also a side gate to allow access to the front of the property.

To the front of the home there is a single garage, driveway for two cars and small lawn area.



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welcome to

## Lavinia Crescent, Edwalton Nottingham

- THREE BEDROOM
- SEMI-DETACHED TOWNHOUSE
- ONLY FOUR YEARS OLD
- IDEAL FAMILY HOME
- DRIVEWAY WITH GARAGE

Tenure: Freehold EPC Rating: B

**£380,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
WBF102901 - 0002

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