

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" \times 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.

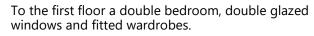
Ensuite

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.

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



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 font 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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Lavinia Crescent, Edwalton Nottingham

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

Tenure: Freehold EPC Rating: B

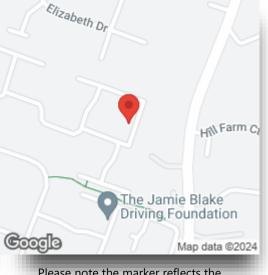
£380,000





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Please note the marker reflects the postcode not the actual property



Property Ref: WBF102901 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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