





**LOVELY THREE BEDROOM  
HOUSE ON LYNDHURST  
CRESCENT IN EDENTHORPE.**

**Just a short walk to the local  
nursery, primary school and  
secondary school, this is surely the  
ideal property for any family.**

**Spacious living accommodation and  
excellent bedroom space will make  
this a popular one with all  
purchasers. The property in brief  
comprises of entrance hallway,  
living room, kitchen/dining area,  
utility room, stairs to the first floor  
landing, three fabulous bedrooms,  
shower room, large front, side and  
rear gardens. GREAT VALUE IN  
DN3.**



**ENTRANCE HALL**

13' 3" x 5' 10" (4.05m x 1.79m) The spacious hallway is accessed via the front facing double glazed frosted door, with front facing double glazed frosted window, radiator, picture rail, internal doors to the lounge/kitchen/diner and stairs to the first floor.

### LIVING ROOM

13' 3" x 11' 0" (4.06m x 3.36m) Cosy reception room overlooking the garden via the rear facing double glazed window, radiator, coving to the ceiling, television point, gas feature fire and a decorative surround.

### KITCHEN/DINER

10' 11" x 17' 4" (3.34m x 5.29m) Great open kitchen/dining area with access to utility room at the rear, front facing double glazed window, side facing double glazed window, radiator, electric feature fire with decorative brick surround, storage cupboard beneath the stairs, coving, television point, space for a cooker/hob, base fitted units with work surfaces incorporating a single and half bowl sink and drainer.

### UTILITY ROOM

8' 11" x 7' 3" (2.74m x 2.22m) Extra utility space to the rear of the property offering space for a fridge, space for a freezer, fitted base level storage units, side facing double glazed stable door and rear facing double glazed window.

### STAIRS

Leading from the entrance hallway to the first floor landing.

### LANDING

7' 10" x 6' 3" (2.41m x 1.93m) Providing access to all bedrooms/shower room, loft access point, coving and storage cupboard.

### BEDROOM

13' 4" x 8' 6" (4.07m x 2.60m) Fabulous spacious double bedroom with rear facing double glazed window and a radiator.







### **BEDROOM**

9' 9" x 10' 10" (2.98m x 3.32m) Further lovely double bedroom with rear facing double glazed window and a radiator.

### **BEDROOM**

10' 1" x 8' 7" (3.09m x 2.63m) The third bedroom is positioned at the front of the house with front facing double glazed window and a radiator.

### **SHOWER ROOM**

6' 0" x 6' 2" (1.83m x 1.89m) Beautifully presented shower room with low flush WC, wash hand basin, walk in shower area with glass divide, electric shower unit mounted above, tiled walls, radiator, coving, extractor fan, front and side facing double glazed frosted windows.



### **FRONT & SIDE GARDENS**

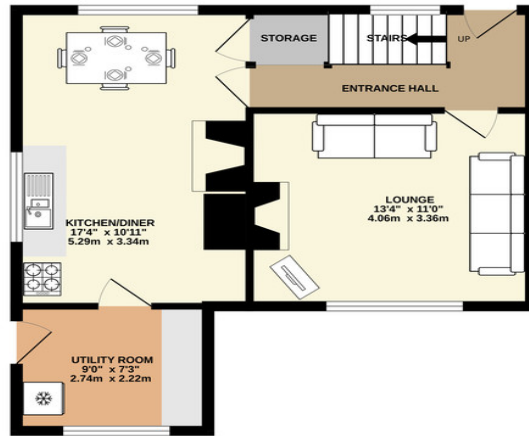
Lawned front and side gardens with surrounding bushes/hedge border, front gate leads a paved path to the property and also provides rear access.

### **REAR GARDEN**

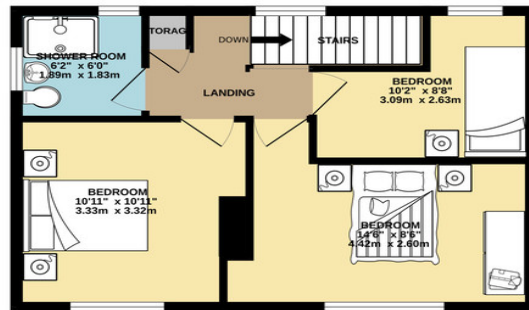
Fence enclosed rear garden with further lawn area, shrub beds, paved patio and a shed.



GROUND FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR  
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 879 sq.ft. (81.7 sq.m.) approx.

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.