



36 Lawrence Avenue
Eastwood NG16 3LD

Offers over £270,000



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Rare opportunity to purchase a delightful three bedroom detached bungalow set on a corner plot on the ever popular Lawrence Avenue. Close to Eastwood town centre & good road links.

The property boasts a good size lounge which is open to the dining room, modern fitted kitchen, sun room, three bedrooms & fully tiled bathroom. Outside the gardens wrap around the property on three sides with driveway parking & detached garage. To the rear of the property is an enclosed south facing rear garden with patio for entertaining, lawned area, greenhouse and access to the garage.

Eastwood Town Centre has a wide range of amenities including shops, library, eateries, cafes and bus stops with routes to various destinations. Ikea Retail Park & Morrisons Supermarket are close by. A number of recreational parks are also within walking distance, Langley Mill train station, A610 and the M1 motorway is easily accessible.





Entrance Hall

uPVC glazed front door and window to side elevation, fitted carpet, wall light, doors to inner hall and lounge.

Lounge

23'10 x 10'2 (7.26m x 3.10m)

uPVC patio doors to rear elevation, fitted carpet, electric fire set in marble surround and hearth with wooden mantle. wall and ceiling lights, vents for warm air heating system, coving to ceiling, tv point, open to dining room.



Dining Room

8'11 x 8'8 (2.72m x 2.64m)

Fitted carpet, uPVC window to side elevation, open to lounge, door to kitchen, coving to ceiling, vent for warm air heating.

Kitchen

12' x 8'7 (3.66m x 2.62m)

uPVC window to side elevation, uPVC patio doors to sun room, tiled floor, range of floor and wall units, laminate work surfaces with tiled splashbacks, ceramic 1 1/2 bowl sink and drainer with monobloc mixer tap, electric hob with stainless steel extractor hood over, integrated electric oven, fridge, freezer and washing machine.



Sun Room

9'2 x 6'2 (2.79m x 1.88m)

uPVC patio door to kitchen, uPVC French doors to rear garden, uPVC windows to three sides on dwarf wall, ceiling down lights, roof lantern.

Inner Hall

Fitted carpet, doors to entrance hall, bedrooms and bathroom, coving to ceiling.

Bedroom One

11'11 x 8'3 (to wardrobes) (3.63m x 2.51m (to wardrobes))

uPVC window to front elevation, fitted carpet, vents for warm air heating, range of fitted wardrobes, coving to ceiling.





Bedroom Two

10'1 x 6'8 (to wardrobes) (3.07m x 2.03m (to wardrobes))

uPVC window to front elevation, fitted carpet, vents for warm air heating, range of fitted wardrobes, coving to ceiling.

Bedroom Three

8'9 x 6'8 (to wardrobes) (2.67m x 2.03m (to wardrobes))

uPVC window to side elevation, fitted carpet, vents for warm air heating, range of fitted wardrobes, coving to ceiling. Cupboard housing gas fired warm air central heating boiler.



Bathroom

7'4 x 5'4 (2.24m x 1.63m)

Obscured uPVC window to side elevation, White three piece bathroom suite consisting of close coupled WC, Bath with folding glass shower screen with electric shower over and Wash hand basin in vanity unit. Fully tiled floor and walls,

Outside

Front and Side Gardens

Bounded on two sides with a low wall the gardens are a mixture of lawn and flower beds. Gated pedestrian access to the side of the property leads to the front door and gated driveway leads to a detached single garage with up & over door, side window and door into rear garden.

Rear Garden

Private rear garden with access from the lounge and sun room on to the patio area with lawn and flower borders.

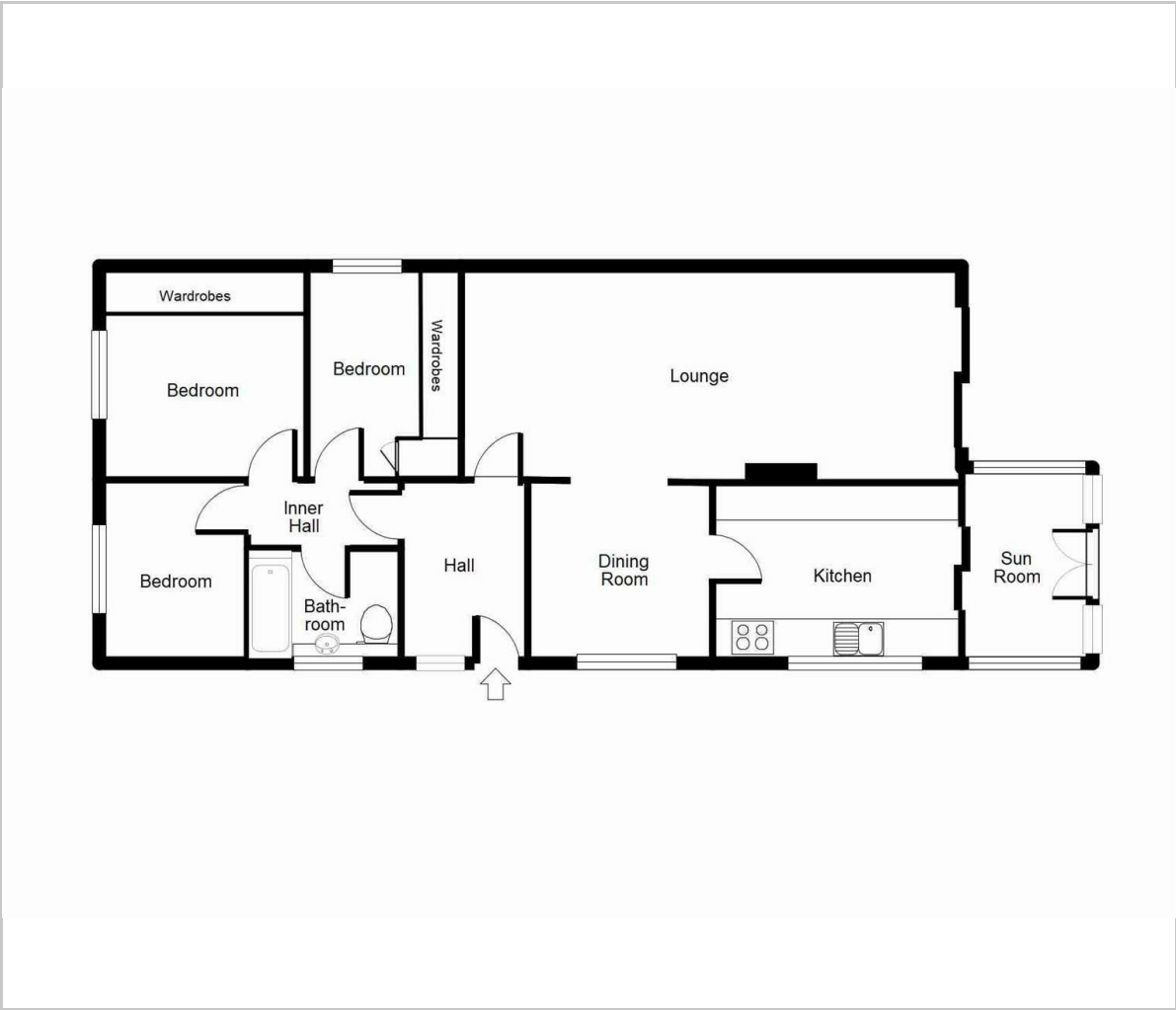
Garage

21' x 8' 1 (6.40m x 2.44m 0.30m)

Up and over door, light and power, side access door.



Floor Plan



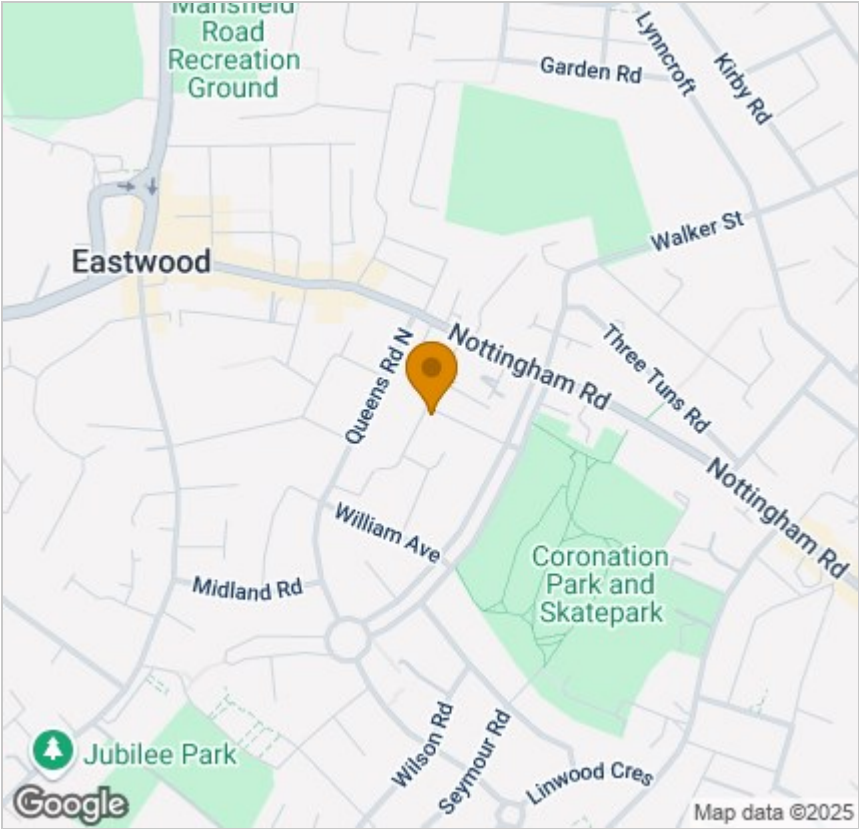
Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

