



Lynncroft, Eastwood Nottingham NG16 3FQ

welcome to

Lynncroft, Eastwood Nottingham

- NO UPWARD CHAIN,
- THREE BEDROOMS
- SEMI DETACHED
- GARAGE
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: B
Council Tax Band: A

offers over

£185,000

Kitchen/Diner

12' 2" max x 10' 10" max (3.71m max x 3.30m max)
Complete with Breakfast bar and seating, integral electric oven and Hob. Free standing fridge freezer and dishwasher. Rear door and rear elevation upvc window. Boiler neatly tucked away in one of the wall units. Wall mounted TV with ample double plug sockets.

Garage

10' 10" max x 14' 4" max (3.30m max x 4.37m max)
Integral garage with electric roller garage door and future proofed to convert to a further bedroom or spacious lounge with electrics and plumbing for heating.

Downstairs Wc

Downstairs WC with wash basin.

Internal Hallway Bedroom Two

15' 1" max x 14' 8" max (4.60m max x 4.47m max)
front elevation UPVC windows x2 ensuring a large and bright space with crystal light fittings throughout. Black out blinds and TV fitted on the wall. x2 Wall mounted radiators.

Bedroom Three

6' 5" max x 14' 8" max (1.96m max x 4.47m max)

Wall mounted radiator - rear aspect
UPVC window

Family Bathroom

Bath with wash basin and toilet, electric mirror, splash back paneling and tiling. Complete with Towel heater.

Bedroom One

18' 6" max x 14' 7" max (5.64m max x 4.45m max)
Third floor master suite with two vellux windows that has again been future proofed to convert to two double bedrooms if a purchase so wished, the vendors would be happy to convert this for a potential purchase for the right price. Two wall mounted radiators.

Shower Room

Deluxe shower room with basin and WC - Electric mirror wall mounted towel heater

Store Room Shower Room

6' 10" max x 4' 9" max (2.08m max x 1.45m max)
super convenient built in storage ideal for hanging clothes or storing cosmetics and other bathroom item - Complete with lighting and built in rails

Store Room Landing

7' 5" max x 5' 7" max (2.26m max x 1.70m max)
Located at the top of the landing stairs on the third floor, again complete with lighting, power sockets and rails



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Property Ref:

KBY109791 - 0007

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