



Lynncroft  
Eastwood NOTTINGHAM





# Lynncroft Eastwood NOTTINGHAM NG16 3FE

for sale offers in the region of  
**£117,000**



## Property Description

This two double bedroom mid terrace property is offered with no upward chain, located on Lynncroft which is ideally located in close proximity to a wide range of local amenities including shops, schools, bus routes and major road links. In brief the internal accommodation comprises of a lounge, dining room and kitchen. To the first floor are two double bedrooms and a family bathroom. The property is both gas centrally heated via a combi boiler and fully UPVC double glazed. The rear garden is fully enclosed and is laid to lawn. This property must be viewed to be fully appreciated.

## Lounge

12' 2" Into recess x 11' (3.71m Into recess x 3.35m)

Situated to the front elevation, access through the front door with UPVC double glazed window radiator and carpet flooring.

## Dining Room

12' 2" Into recess x 12' 1" (3.71m into recess x 3.68m)

Situated to the rear elevation with a gas fire, double glazed window to the rear, radiator and carpet flooring with door leading to the kitchen.

## Kitchen

5' 3" x 8' 2" (1.60m x 2.49m)

With matching wall and base units, sink and drainer unit, electric oven, with laminate flooring and door into the rear garden.



## First Floor Landing

Allowing access to all the upper level.

## Bedroom One

12' 2" Into recess x 11' 2" (3.71m into recess x 3.40m)

Situated to the front elevation with double glazed window, radiator and carpet flooring.

## Bedroom Two

.9' 3" Into recess x 12' 1" (2.82m into recess x 3.68m)

Situated to the rear elevation with storage over the stairs and loft access, double glazed window and carpet flooring.

## Bathroom

Situated to the rear elevation the family bathroom is a three piece suite comprising of, bath with electric shower over, W/C and pedestal wash hand basin with taps over, carpet flooring and an opaque frosted double glaze window.

## Front

The front, the property stands proud on the street and slightly further back than the rest,

## Rear

To the rear is a secured private garden with old coal sheds which now allow storage space in the garden, fenced boundaries with turfed lawn.















This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

**T 01773 715454**  
**E eastwood@burchelledwards.co.uk**

134 Nottingham Road Eastwood  
 NOTTINGHAM NG16 3GD

**EPC Rating: D**

**Tenure: Freehold**

**view this property online [burchelledwards.co.uk/Property/EWD206169](http://burchelledwards.co.uk/Property/EWD206169)**



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

**Property Ref: EWD206169 - 0003**