

# 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.









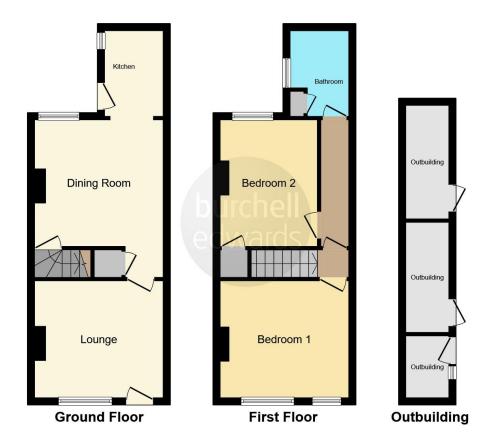








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To view this property please contact Burchell Edwards on

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134 Nottingham Road Eastwood NOTTINGHAM NG16 3GD

EPC Rating: D

Tenure: Freehold





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