



Lynncroft
Eastwood Nottingham



Property Description

This two bedroom end 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 utility and downstairs W.C . 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 with patio areas. This property must be viewed to be fully appreciated.

Lounge

12' into chimney recess x 11' 8" plus bay (3.66m into chimney recess x 3.56m plus bay)

The property is accessed via UPVC door to the front elevation leading into the lounge where there is carpet flooring, double glazed box window to the front elevation and giving access to the dining room.

Dining Room

12' into chimney recess x 11' 5" (3.66m into chimney recess x 3.48m)

Having a radiator, stairs off to the first floor, laminate flooring and double glazed window to the rear elevation.

Kitchen

12' 8" x 6' 9" (3.86m x 2.06m)

Fitted with a range of matching wall and base units with work surfaces over, inset stainless steel sink and drainer with mixer tap over, integrated electric oven with gas hob and extractor hood over, tiled splashbacks, laminate flooring, double glazed window to the side elevation and archway leading to a utility area.

Utility

6' 9" x 4' 9" (2.06m x 1.45m)

Having space and plumbing for a washing machine with work surface over.



First Floor Landing

Having an open balustrade with carpet flooring and doors off to:-

Bedroom One

.11' 5" max x 10' 1" max (3.48m max x 3.07m max)

Having double glazed window, carpet flooring and a radiator.

Bedroom Two

11' 9" max x 9' 4" max (3.58m max x 2.84m max)

Having double glazed window, a radiator and carpet flooring.

Bathroom

Fitted with a four piece suite comprising of a low level W.C, vanity wash hand basin with mixer tap over, panelled bath with mixer tap over and corner shower cubicle with mains fed shower, wood effect vinyl flooring, tiled splashbacks, extractor fan and obscured double glazed window.

Rear

To the rear is a low maintenance garden with fenced boundaries and gated access leading to the front of the property.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

Tenure: Freehold

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