



Lawrence Avenue
Eastwood Nottingham



Lawrence Avenue Eastwood Nottingham NG16 3LD

for sale offers in the region of
£300,000



Property Description

This absolutely stunning three bedroom detached bungalow family home offers space and quality. Set in the heart of Eastwood on Lawrence Avenue, which is ideally located in close proximity to all the amenities, as well as strong public transport links and junction 26 of the M1 Motorway. The property briefly comprises of; entrance hallway, kitchen with dining area, lounge, dining room, conservatory, bedroom one and family bathroom. To the first floor are two further bedrooms and family shower room. Outside, the property offers a driveway with access to the tandem garage and a beautiful landscaped rear garden offering secure boundaries. Viewings are absolutely essential to fully appreciate the accommodation on offer.

Entrance Hallway

Composite front door from the front elevation, LVT flooring, cloak storage cupboard, radiator and access to;

Lounge

17' 10" max x 11' 4" max (5.44m max x 3.45m max)

UPVC double glazed window to the front elevation, carpet flooring, log burner, radiator and stairs to the first floor. Access to;

Dining Room

12' 2" max x 11' 7" max (3.71m max x 3.53m max)

Sliding doors to the rear, radiator and carpet flooring.

Kitchen

13' 11" max x 9' max (4.24m max x 2.74m max)

Fitted with oak wood wall and base units with up and over granite worktops incorporating an inset sink and drainer with mixer tap, integrated electric double oven, fridge/freezer, washing machine, gas hob, extractor fan over, LVT flooring, radiator and UPVC double glazed window to the side elevation. Open to;

Dining/Lounge Area

10' x 8' 8" (3.05m x 2.64m)

UPVC double glazed window to the rear elevation, LVT flooring and door to the side.

Conservatory

13' 11" x 11' 9" (4.24m x 3.58m)

Doors to the rear garden, double glazed windows and LVT flooring.

Bedroom One

11' 6" max x 10' 2" max (3.51m max x 3.10m max)

UPVC double glazed window to the front elevation, LVT flooring and radiator.

Family Bathroom

Fitted with a four piece suite; W.C, vanity wash hand basin with mixer tap, bath, shower cubicle, storage cupboard, towel radiator, tiled splashbacks, Karndean flooring and UPVC double glazed opaque window to the side elevation.

Landing

Wooden flooring and access to;

Bedroom Two

12' 4" into recess x 12' plus eave storage (3.76m into recess x 3.66m plus eave storage)
UPVC double glazed window to the rear elevation, carpet flooring, storage and radiator.

Bedroom Three

12' 2" max x 12' plus eave storage (3.71m max x 3.66m plus eave storage)
UPVC double glazed window to the rear and side elevation, carpet flooring, eave storage x2 and radiator.

Shower Room

Fitted with a W.C, vanity wash hand basin, shower cubicle, tiled splashbacks and UPVC double glazed window to the side elevation.

Front

The property has a paved front driveway providing good off road parking and direct access to the garage.

Rear

The rear garden is beautifully landscaped with a patio and lawned area, composite decking with log storage underneath, feature pond, access to storage located under the house, shed, mature shrubs and bushes and is also south facing. (Potential buyer to check for themselves).

Garage

32' 11" x 9' 9" (10.03m x 2.97m)

Electric roller door, work bench, composite door to the rear elevation, power and lighting.









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

To view this property please contact Burchell Edwards on

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EPC Rating: Awaited

Tenure: Freehold

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