



Lynncroft
Eastwood NOTTINGHAM

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Property Description

Being sold with NO CHAIN! Burchell Edwards are pleased to present this two bedroom semi detached property 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 entrance hall, lounge, dining room, study and kitchen diner to the ground floor. To the first floor you will find two good sized bedrooms and family bathroom. The property is both gas centrally heated and double glazed throughout. The front offers a driveway for off road parking whilst to the rear you will find a delightful low maintenance garden. This property must be viewed to be fully appreciated!

Ground Floor

Entrance Hall

Accessed via a door to the front with stairs rising to the first floor and a door leading into the lounge.

Lounge

12' 1" x 11' 1" (3.68m x 3.38m)
Having a double glazed bay window to the front, feature fireplace, carpet flooring and access into the dining room.

Dining Room

10' 5" x 9' 4" (3.17m x 2.84m)
Having carpet flooring, door leading into the kitchen and double glazed sliding patio doors leading to the study.

Study

9' 4" x 7' 3" (2.84m x 2.21m)
Having carpet flooring and double glazed sliding patio doors leading out to the rear garden.

Kitchen Diner

18' 8" x 7' 6" (5.69m x 2.29m)
A modern fitted kitchen offering wall and base units with complementary work surfaces over with an inset sink and drainer unit with mixer tap over. There is space and plumbing for a washing machine, space for a cooker with extractor hood over, tiling to the splashbacks, double glazed windows to the rear and side, radiator, door leading to the side and a door leading to the understair storage.

First Floor

Landing

Giving access to the two bedrooms and bathroom.

Bedroom One

11' 9" x 11' 3" (3.58m x 3.43m)

Having a double glazed window to the front and carpet flooring.

Bedroom Two

10' 5" x 7' 7" (3.17m x 2.31m)

Having a double glazed window to the rear and carpet flooring.

Bathroom

A fitted suite comprising of a bath with shower over, pedestal wash hand basin and low level W/C. With a double glazed window to the rear, radiator and tiling to the splashbacks.

Outside

Front

To the front of the property you will find a driveway providing off road parking for the property as well as gated access to the side leading to the enclosed rear garden.

Rear

To the rear, the rear garden is mainly laid to lawn and has a patio area. There is also a garden shed and is enclosed with fenced boundaries.









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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134 Nottingham Road Eastwood
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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Property Ref: EWD207050 - 0002