



Lynncroft  
Eastwood Nottingham





### Property Description

Burchell Edwards are pleased to present this TWO bedroom 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 an entrance hall, spacious lounge, study room, kitchen/diner, family bathroom and access to the integral garage on the ground floor. To the first floor you will find two bedrooms and separate W.C. The property is both gas centrally heated and double glazed throughout. To the rear you will find a garden which is mainly laid to lawn with a patio area. This property must be viewed to be fully appreciated!

### Lounge

14' 7" max into window recess x 21' max into recess ( 4.45m max into window recess x 6.40m max into recess )

UPVC double glazed window to the front, carpet flooring and radiator. Access to a storage cupboard.

### Study/ Bedroom Three

12' 3" plus bay window x 13' 3" max ( 3.73m plus bay window x 4.04m max )

UPVC double glazed bay window to the side elevation, carpet flooring and radiator.

### Kitchen

16' 2" x 8' 9" ( 4.93m x 2.67m )

Fitted with wall and base units incorporating a stainless steel sink and drainer with mixer tap, complementary tiled splashbacks, freestanding cooker, space for further appliances, vinyl flooring, breakfast bar, UPVC double glazed window to the rear and French doors leading to the rear garden.

### Dining Room

9' 8" max x 9' 4" max ( 2.95m max x 2.84m max )

Open plan with the kitchen, radiator, vinyl flooring and access to the garage.

### Family Bathroom

Fitted with a W.C, pedestal wash hand basin, double shower, Perspex splashbacks, vinyl flooring and radiator. UPVC double glazed opaque window to the rear elevation.

### **Bedroom One**

.17' 5" x 8' 9" ( 5.31m x 2.67m )

UPVC double glazed window to the rear elevation, carpet flooring and radiator.

### **Bedroom Two**

9' 8" x 11' 1" ( 2.95m x 3.38m )

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

### **Separate W.C**

Eave storage, fitted with a W.C and pedestal wash hand basin.

### **Garage**

15' 7" max x 9' into recess ( 4.75m max x 2.74m into recess )

Up and over door and internal door.

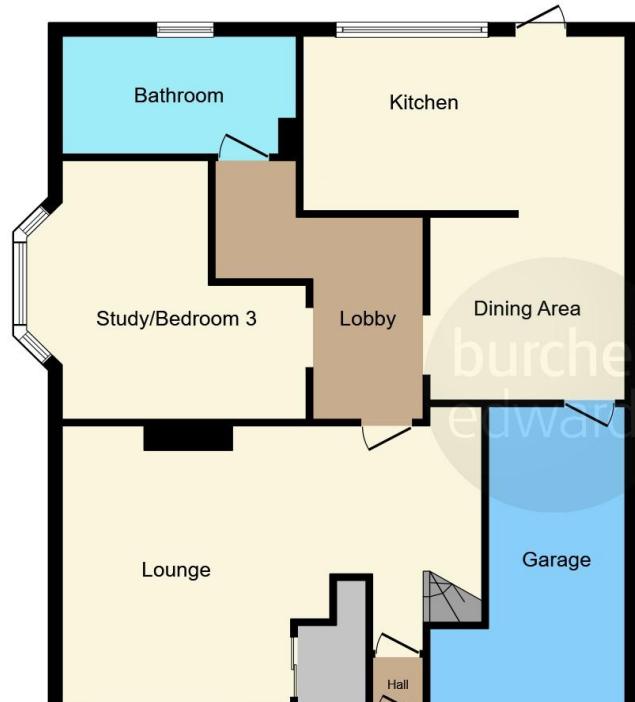
### **Front**

Mature garden area and access to garage.









**Ground Floor**



**First Floor**

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To view this property please contact Burchell Edwards on

**T 01773 715454**  
**E [eastwood@burchelledwards.co.uk](mailto:eastwood@burchelledwards.co.uk)**

134 Nottingham Road Eastwood  
 NOTTINGHAM NG16 3GD

EPC Rating: D    Council Tax  
 Band: C

Tenure: Freehold

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