



Lynncroft  
Eastwood Nottingham



# Lynncroft Eastwood Nottingham NG16 3FQ

for sale  
**£130,000**



## Property Description

A very well presented 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 lounge, dining room, fitted kitchen 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 enclosed with a decked and a lawned area. This property must be viewed to be fully appreciated.

## Lounge

15' 8" x 10' 11" ( 4.78m x 3.33m )

With entrance through a UPVC front door, UPVC double glazed window to the front elevation, carpet flooring, TV point, electric feature fireplace, and radiator.

## Dining Room

12' 4" x 12' 2" ( 3.76m x 3.71m )

UPVC double glazed window to the rear elevation, laminate flooring, understair storage and radiator.

## Kitchen

14' 2" x 6' 4" ( 4.32m x 1.93m )

Galley kitchen fitted with wall and base units incorporating a one and half stainless steel sink with mixer tap, complementary tiled splashbacks, electric oven with electric hob and extractor cooker hood over, plumbing for washing machine, space for fridge/freezer, access to central heating boiler, radiator, laminate flooring and UPVC double glazed window to the side elevation.

## Downstairs W.C

Fitted with a W.C, wash hand basin, radiator, laminate flooring and UPVC double glazed window to the side elevation.



## Landing

Carpet flooring, loft access and doors leading to;

## Bedroom One

.12' 7" x 12' 4" ( 3.84m x 3.76m )

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

## Bedroom Two

12' 8" x 7' 10" ( 3.86m x 2.39m )

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

## Family Bathroom

Fitted with a W.C, double vanity wash hand basin, bath with mixer taps with rainfall shower over, extractor fan, partly tiled walls, laminate flooring and UPVC double glazed opaque window to the front elevation.

## Rear Garden

The rear garden offers a decked area for seating, lawn area, countryside views, is fully enclosed and has access via the side of the property.















Total floor area 79.8 m<sup>2</sup> (859 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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134 Nottingham Road Eastwood  
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EPC Rating: E Council Tax  
 Band: A

Tenure: Freehold

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