

CHARLES & CO NEWTON

ESTATE AGENTS & SOLICITORS

171 Lynncroft

Eastwood Nottingham NG16 3ER

£185,000

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This appealing two-bedroom detached bungalow is ideally situated in a convenient location. The accommodation briefly includes an entrance hallway, a spacious lounge with French doors opening onto the rear garden, and a fitted kitchen diner. The property features two well-proportioned bedrooms and a modern shower room. Outside, there is a lawned frontage with a driveway, as well as an enclosed rear garden with a large detached garage, a formal lawn, and a patio seating area.

Eastwood is a peaceful and friendly community, ideal for those seeking a comfortable and convenient lifestyle. The area offers easy access to local doctors, healthcare facilities, and essential shops, making daily errands straightforward. Public transport links, including regular bus services, connect residents to nearby towns and cities, providing excellent mobility options.

Offered to the market with no upward chain, this lovely home is highly recommended for viewings.

























Entrance Hallway
Double glazed front door, two storage cupboards, one housing the Worcester boiler, radiator, doors leading off, carpeted flooring.

Lounge
16'8 x 10'6 (5.08m x 3.20m)
Fireplace with gas fire, stone hearth and surround with wooden mantelpiece, Wall lights, French doors leading to the rear garden, carpeted flooring, TV point.

Kitchen
13'4 x 8'0 (4.06m x 2.44m)
Fitted with a range of base cupboards, drawers, a matching wall units, laminated work surfaces with tiled surrounds, sink and drainer, freestanding oven and grill, Space and plumbing for washing machine, Double glazed windows to rear and side elevations.

Bedroom One
14'2 x 10'1 (4.32m x 3.07m)
Mirrored sliding fitted wardrobes, radiator, Double glazed window to the front elevation, Carpeted flooring.

Bedroom Two
8'6 x 7'6 (2.59m x 2.29m)
Double glazed front window, Radiator, Carpeted flooring.













Shower Room

6'2 x 5'4 (1.88m x 1.63m)

A three piece suite comprising convenient walk-in shower, low flush WC, wash hand basin in vanity unit, Extractor fan, double glazed Frosted side window, tiled walls and tiled flooring.

Outside

Front Garden

To the front of the property wrought iron gates open onto a driveway to the side of the property leading to the detached rear garage There is a lawned frontage.

Rear Garden

The enclosed rear garden is mainly lawned, with a patio seating area and some shrubs, bushes, and flowers along the borders. It is fully fenced for privacy and security, with a side access gate to the garden for convenience.

Garage

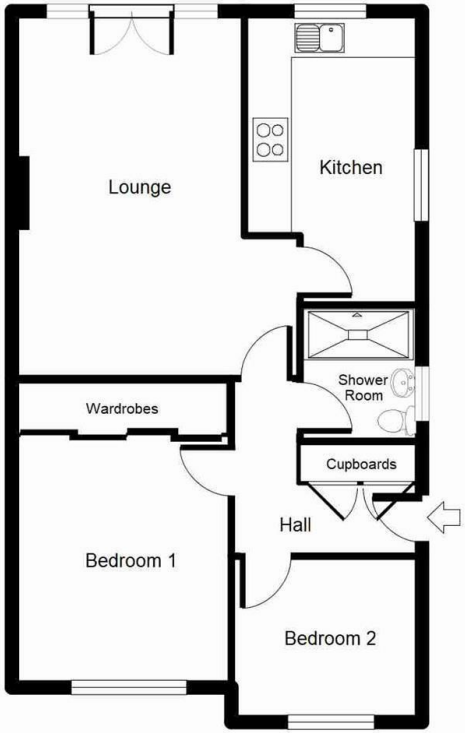
22'11 x 10'09 (6.99m x 3.28m)

Up and over door, light and power, side door and window.

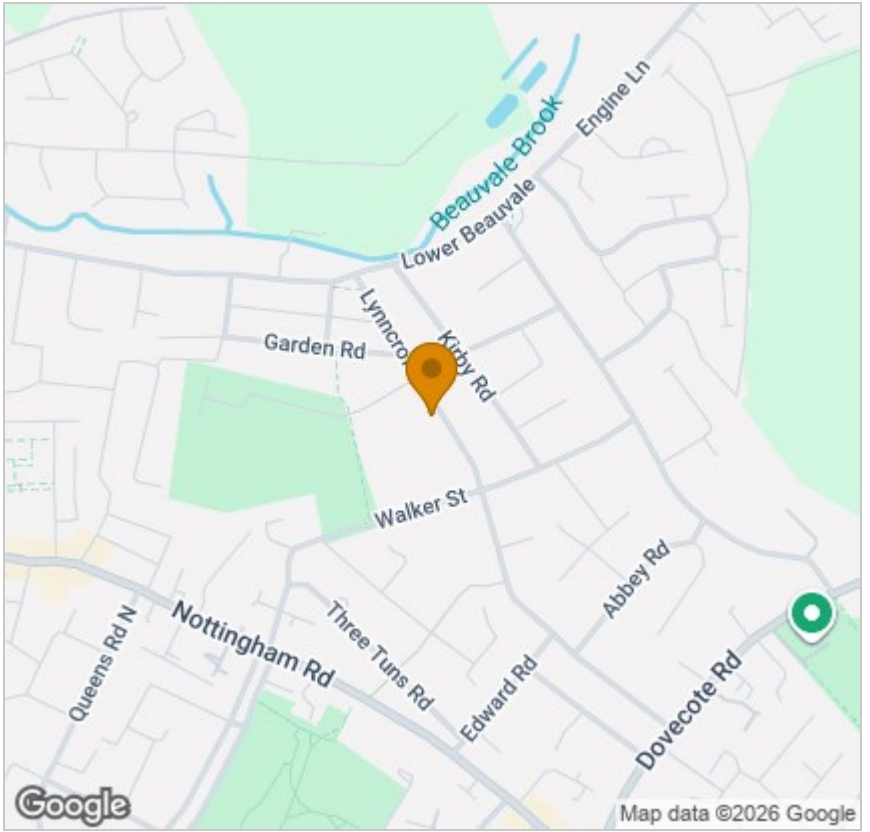
Council Tax

Broxtowe - Band 'C'

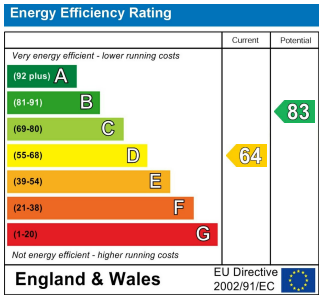
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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