



Lynncroft  
Eastwood Nottingham

# Lynncroft Eastwood Nottingham NG16 3ES

for sale offers over  
**£250,000**



## Property Description

Burchell Edwards are pleased to present this four-bedroom detached property, situated on Lynncroft and conveniently located close to a range of local amenities including shops, schools, bus routes and major road links.

The accommodation comprises an entrance hall leading through to a lounge, separate dining room, kitchen and a ground floor shower room/utility. To the first floor are four well-proportioned bedrooms and a family bathroom.

The property benefits from double glazing and gas central heating throughout.

Externally, the rear garden which offers outdoor space suitable for a variety of uses, boasting a large lawned area and beds with plants and shrubs for decor, ideal for keen gardeners to create a bespoke space.

This property offers flexible living accommodation, and viewing is recommended to fully appreciate the space on offer.

## Ground Floor

### Entrance Hall

Accessed via a door to the front with carpet flooring, radiator, stairs leading to the first floor and doors leading to the lounge and dining room.

### Lounge

13' 9" x 12' 10" (4.19m x 3.91m)

Having a double-glazed bay window to the front, radiator, two built-in storage cupboards, four wall lights, ceiling light and fitted with new carpets.

### Dining Room

14' 11" x 12' 8" (4.55m x 3.86m)

Having a double-glazed window to the rear, two built-in storage cupboards, radiator, door leading to the inner hall and fitted with new carpets.

### Inner Hall

Having doors to the kitchen and side and finished off with vinyl flooring.

### Kitchen

12' 2" x 10' 11" (3.71m x 3.33m)

Fitted with wall and base units with complementary work surfaces over with an inset sink and drainer unit with mixer tap over. Having tiling to the splashbacks, electric oven, gas hob with extractor over, under counter fridge and freezer, door to the pantry, door to the shower room/utility, two double glazed windows to the side and rear and finished off with vinyl flooring.

### Shower Room/Utility

10' x 7' 3" (3.05m x 2.21m)

Fitted with a shower cubicle, W/C and wash hand basin unit as well as having space and plumbing for a washing machine and tumble dryer, ceiling light, radiator, double glazed obscure window to the side and finished off with vinyl flooring.

## First Floor

### Landing

Having carpet flooring, ceiling light and doors leading to the four bedrooms and bathroom.

### Bedroom One

14' 9" x 12' 9" ( 4.50m x 3.89m )

Having a double-glazed window to the rear, radiator, ceiling light and carpet flooring.

### Bedroom Two

12' 10" x 11' ( 3.91m x 3.35m )

Having a double-glazed window to the front, radiator, ceiling light and carpet flooring.

### Bedroom Three

12' 10" x 10' 11" ( 3.91m x 3.33m )

Having a double-glazed window to the front, radiator, ceiling light and carpet flooring.

### Bedroom Four

10' 6" x 7' 9" ( 3.20m x 2.36m )

Having a double-glazed window to the side, radiator and carpet flooring.

### Bathroom

10' 10" x 5' 6" ( 3.30m x 1.68m )

A fitted suite comprising of a bath with electric shower over, W/C unit and vanity wash hand basin unit. With a ceiling light, wall mounted towel radiator, vinyl flooring and a double-glazed obscure window to the rear.

### Outside

A low-maintenance front garden with a small, gravelled area, enclosed by a low-level wall and gated pathway leading to the entrance, creating a welcoming approach to the property.

A generous enclosed rear garden, offering excellent potential, a large lawned area with a central pathway leading to the rear. The space is bordered by brick and timber fencing, with a selection of beds with plants and shrubs, and a pond feature, making it ideal for keen gardeners or those looking to create a bespoke outdoor space.

## Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 137.4 m<sup>2</sup> (1,478 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)



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

**view this property online [burchelledwards.co.uk/Property/EWD207805](http://burchelledwards.co.uk/Property/EWD207805)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: EWD207805 - 0007