



Lynncroft
Eastwood NOTTINGHAM

burchell
edwards



Property Description

Situated in the sought-after Lynncroft area of Eastwood, this fully renovated three-bedroom detached home offers stylish, modern living with a true move-in-ready finish throughout.

The ground floor comprises a welcoming and contemporary lounge, a modern fitted kitchen designed for everyday living and entertaining, a separate utility room, and the convenience of a downstairs WC.

To the first floor are three well-proportioned bedrooms, including an impressive principal bedroom benefiting from a private en suite, alongside a sleek and modern family bathroom.

Externally, the property boasts a private garden, perfect for relaxing or hosting family and friends.

This exceptional home combines high-quality renovation with a desirable residential location close to local amenities and transport links. Viewing is highly recommended to fully appreciate the space, finish, and accommodation on offer.

Entrance Hall

Entry from street via front door, with carpet flooring, doors to dining room, storage and access to stairs leading to the first floor.

Lounge

Double glazed UPVC window to the front of the property, with a TV point, carpet flooring and radiator. Opening onto the dining room.

Dining Room

The dining area offers double glazed window to rear elevation, storage cupboard, wall mounted radiator and carpet flooring to finish. Opening on to the lounge and with access to the kitchen and utility this room is ideal for entertaining and family living.

Kitchen

Featuring a double-glazed uPVC window to the rear elevation, the kitchen is fitted with a range of wall and base units and finished with modern laminate flooring. There is space and plumbing for a dishwasher and fridge freezer, along with a stainless steel sink and drainer, integrated cooker and hob with extractor fan above, and a radiator. The room is further enhanced by a rear access door opening directly onto the garden, ideal for everyday convenience and entertaining.

Utility Room

Worktops and wall mounted cupboard, space for washing machine, radiator, double glazed window to side. laminate floor, and door to ground floor cloakroom/wc,

Cloakroom / Wc

Located on the groundfloor and accessed from the utility room, with wash hand basin in vanity, toilet, tiled splashback and laminate floor to finish.



First Floor Landing

Carpeted with doors leading to all bedrooms and family bathroom.

Bedroom One

The bedroom offers space and comfort with double glazed window to front, wall mounted radiator, carpet floor and access to the master en-suite.

En-Suite

The master en-suite with 2-in-1 toilet and wash hand basin, walk-in shower with pannelled splashback and laminate floor.

Bedroom Two

Bedroom two comprises of double glazed window to rear, wall mounted radiator and carpet floor.

Bedroom Three

Bedroom three with double glazed window to front, over stairs storage, wall mounted radiator and carpet floor.

Bathroom

The spacious family bathroom is thoughtfully designed and well-appointed with a contemporary four-piece suite, comprising a bath, walk-in shower, low-level WC and wash hand basin. The room is finished with stylish panelled splashbacks, a double-glazed window to the rear providing natural light, and a modern laminate floor completing the look.

Externals

Laid to lawn with shrubs, paved area, fenced surround, and gated side access.

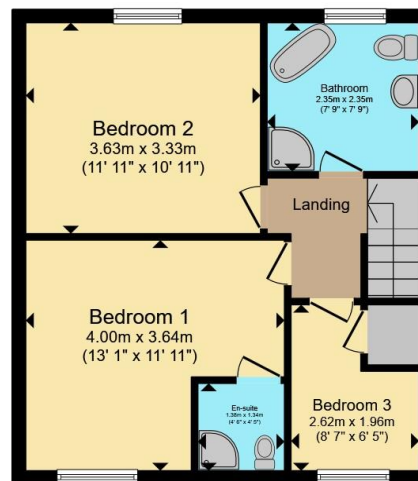








Ground Floor



First Floor

Total floor area 95.9 m² (1,032 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



To view this property please contact Burchell Edwards on

T 01773 715454
E eastwood@burchelledwards.co.uk

134 Nottingham Road Eastwood
 NOTTINGHAM NG16 3GD

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/EWD207568



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EWD207568 - 0003