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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Lynncroft, Eastwood, Nottingham, Nottinghamshire , NG16 3ES **£170,000**



FEATURES:

- TWO BEDROOMS
- SEMI DETACHED
- RENOVATED THROUGHOUT
- BEAUTIFULLY FITTED KITCHEN DINER AND UTILITY ROOM
- GOOD SIZED GARDEN
- OFF STREET PARKING WITH EV CHARGER
- MODERN FITTED BATHROOM
- HIGH STANDARD THROUGHOUT
- IDEAL FOR THE FIRST TIME BUYER
- VIEWING ESSENTIAL

COUNCIL TAX BAND: B EPC RATING: D

Entrance Hallway

Stairs rising to the first floor, door to lounge.

Lounge

4.03 m x 3.85 m (13'3" x 12'8")

UPVC bay window to front aspect, feature fireplace, radiator, storage cupboards, LVT flooring, tv point, door to kitchen diner.

Kitchen Diner

5.24 m x 3.44 m (17'2" x 11'3")

UPVC windows to rear aspect, Fully renovated and replaced kitchen diner with beautiful fitted base and wall units with sink unit, integrated oven, induction hob and extractor above, integrated fridge freezer, carousel pull out storage, radiator, vinyl flooring, radiator, opening to utility room.

Utility Room

2.90 m x 2.04 m (9'6" x 6'8")

UPVC french doors to rear aspect, fitted units with base and wall cupboards, plumbing for washing machine, space for drier, tall larder storage units, under stairs storage cupboard.

First floor landing

UPVC window to side aspect, doors

to bedrooms and bathroom.

Bedroom One

3.80 m x 3.48 m (12'6" x 11'5")

UPVC window to front aspect, feature wall lights, radiator, over stairs fitted wardrobe.

Bedroom Two

3.22 m x 2.44 m (10'7" x 8'0")

UPVC window to rear aspect, radiator.

Bathroom

UPVC window to rear aspect, three piece modern suite comprising of P shaped bath with shower above and shower screen, WC and hand wash basin set in vanity unit, storage cupboard, feature towel rail.

Outside

To the front of the property is off street parking space with EV charger, low level wall with lawned area and shrubs, paved access to the front door.

To the rear of the property is a good sized garden with paved and pebbled areas, brick built outbuilding, wooden garden sheds, lawned area, and being enclosed via panelled fencing.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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