

Lynncroft
Eastwood Nottingham

burchell edwards

Lynncroft
Eastwood Nottingham NG16 3FQ

for sale offers in the region of
£140,000







Property Description

Situated on the popular Lynncroft in Eastwood, this two-bedroom semi-detached property offers well-proportioned accommodation across two floors and would make an ideal first-time purchase, investment opportunity or home for those looking to downsize.

The accommodation begins with a welcoming lounge, featuring a fireplace and rear-facing double glazed window, leading through to a separate dining room with a further fireplace, front-facing double glazed window and stairs rising to the first floor. To the rear of the property, the kitchen is fitted with a range of matching wall and base units and includes a gas hob, oven, cooker hood and inset stainless steel sink with drainer. A rear hallway provides access to the garden and the ground floor bathroom.

The bathroom is fitted with a bath and shower over, vanity wash hand basin and WC, complemented by tiled walls and flooring. Upstairs, there are two bedrooms, with the principal bedroom benefiting from its own en-suite shower room comprising a walk-in shower, wash hand basin and WC. The second bedroom overlooks the front aspect.

Outside, the property enjoys a private, enclosed rear garden designed for low-maintenance living. Predominantly paved, the garden provides ample space for outdoor seating and entertaining, enhanced by a selection of mature shrubs, trees and potted plants. Boundary walls and decorative timber fencing create a pleasant sense of enclosure, while a useful garden shed offers additional storage.

Lounge

Double glazed window to the rear elevation, fitted carpet flooring, wall mounted radiator, feature fireplace and front door entrance.

Dining Room

Double glazed window to the front elevation, fitted carpet flooring, wall mounted radiator, feature fireplace and stairs leading to the first floor accommodation.

Kitchen

Fitted with a range of matching wall and base mounted units with tiled flooring and tiled walls. Incorporating a gas hob, oven, cooker hood and inset stainless steel sink and drainer. Double glazed window to the rear elevation.

Rear Hallway

Tiled flooring with access to the family bathroom and door leading to the rear garden.

Bathroom

Comprising a bath with shower over, ceramic WC and wash hand basin set within a vanity unit. Tiled walls and tiled flooring, with an opaque double glazed window to the rear elevation.

Bedroom One

Double glazed window to the rear elevation, fitted carpet flooring and wall mounted radiator.

En-Suite

Fitted with a walk-in shower, ceramic WC and wash hand basin, tiled flooring, tiled splashback, wall mounted towel radiator and opaque double glazed window.

Bedroom Two

Double glazed windows to the front elevation, fitted carpet flooring and wall mounted radiator.

Externals

A compact, low-maintenance enclosed garden laid mainly to paving, offering a private outdoor space ideal for relaxing and entertaining. The garden features a patio seating area, mature shrubs and trees providing a green backdrop, and a variety of potted plants throughout. Enclosed by boundary walls and decorative timber fencing, the space also benefits from a useful garden shed and enjoys a pleasant, secluded atmosphere.

Agents Note

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.







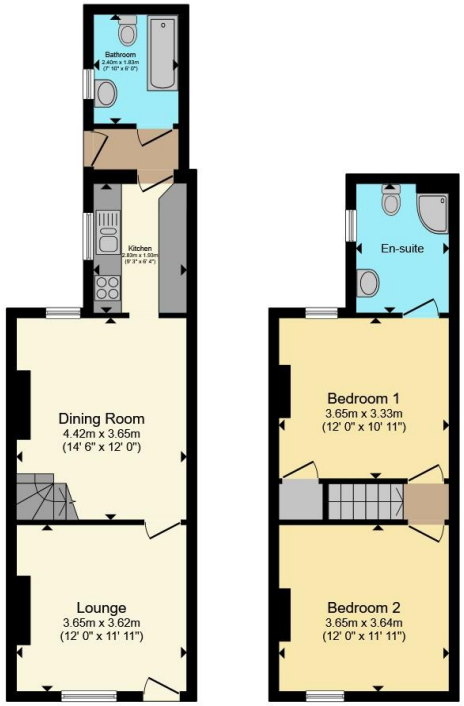












Total floor area 78.1 m² (841 sq.ft.) approx

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

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To view this property please contact Burchell Edwards on

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134 Nottingham Road Eastwood
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EPC Rating: D

Council Tax Band: A

Tenure: Freehold

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The Property Ombudsman

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