Robert Ellis

look no further...

Lynncroft Street,
, Nottingham
NG8 6FE

£295,000 Freehold

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A Modern, Three Bedroom Semi-Detached Property on a Popular Development.

This well-presented property is ideally suited to a large variety of buyers including first time purchasers and young professionals looking to get onto the property ladder or purchasers re-locating to this popular and convenient location.

Situated in a welcoming residential location, the property is within easy reach of local shops and amenities including schools, public houses, transport links and commuting roads such as the A52 and M1.

In brief, the internal accommodation comprises, Entrance Hall, Living Room, Open plan Kitchen/Diner and downstairs WC. Then rising to the first floor are two good sized bedrooms, one with an en-suite, a further single room and bathroom.

The property also has the advantage of a small garden to the front with mature shrubs and footpath to the front door. To the side of the property is a driveway with access to a detached garage (with power) and gated access to the rear garden. The rear is primarily lawned with a paved seating area.

With the benefit of double glazing throughout and a tidy interior this property is well worthy of an early internal viewing.

Entrance Hall
Composite door through to the entrance hall.

Living Room
9'10" x 15'8" (3.00 x 4.80)
Carpeted room, with two radiators and two UPVC double glazed windows to the front aspect and one to the front.

Open Plan Kitchen Diner

Kitchen Area
12'8" x 6'9" (3.88 x 2.08)
Wall, base and draw units with work surfaces over, inset sink with drainer and tiled splashbacks. Integrated appliances to include electric oven, hob, fridge/freezer, dishwasher and washing machine. Wall mounted boiler. Access to a spacious pantry cupboard. UPVC double glazed window to the side aspect.

Dining Area
12'4" x 8'0" (3.77 x 2.44)
Tiled flooring, with radiator and two UPVC double glazed windows to the front aspect and UPVC double glazed doors to the rear garden.

Ground Floor w.c.
Low flush w.c. and wash hand basin.

First Floor Landing
Access to the loft hatch and doors to:

Bedroom 1
11'3" x 12'3" (3.45 x 3.75)
Carpeted room, with radiator, fitted wardrobes and two UPVC double glazed windows to the front aspect and one to the side.

En-Suite
Comprising of a three piece suite to include walk in electric power shower, wash hand basin and low flush w.c.

Bedroom 2
11'11" x 8'2" (3.65 x 2.51)
Carpeted room, with radiator, storage cupboard and two UPVC double glazed windows to the front aspect and one to the side.

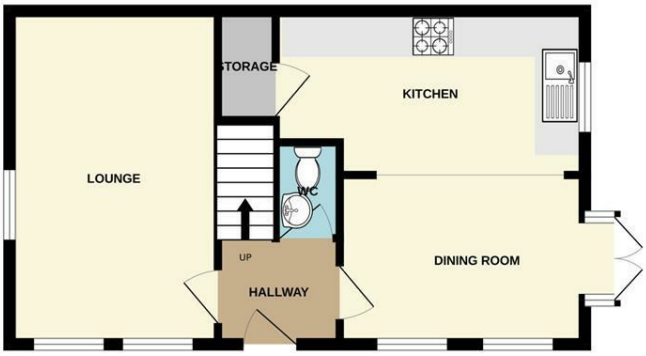
Bedroom 3
6'5" x 6'10" (1.96 x 2.10)
Carpeted room, with radiator and UPVC double glazed window to the side aspect.

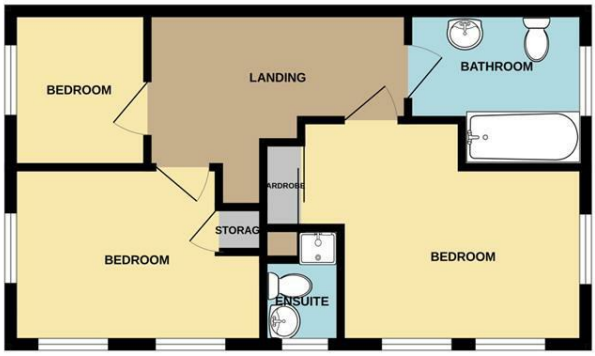
Bathroom
Three-piece suite to include bath with mixer tap, wash hand basin and low flush w.c.

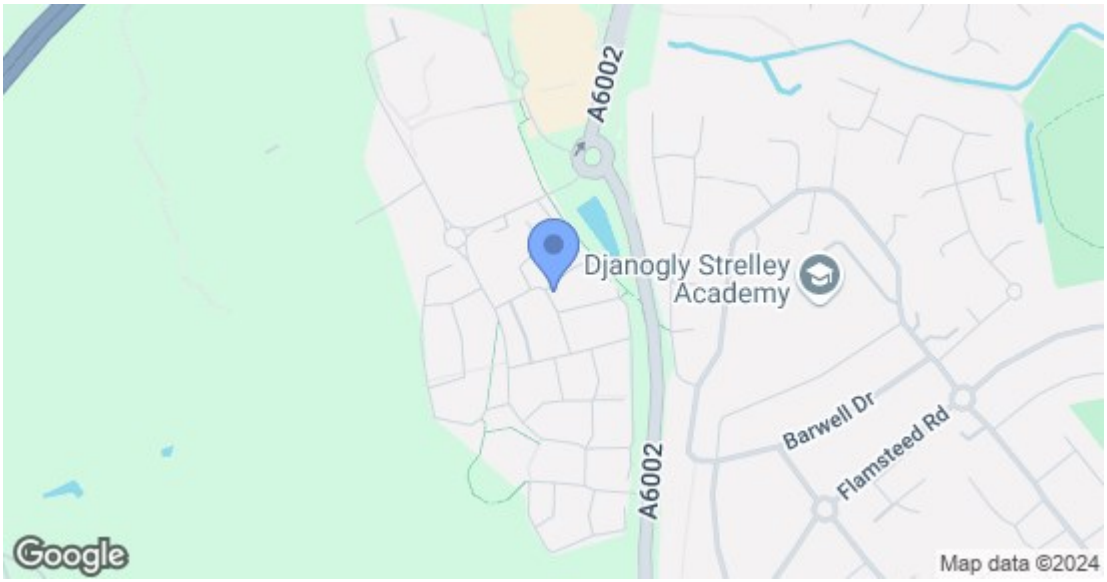
Outside
A small garden to the front with mature shrubs and footpath to the front door. To the side of the property is a driveway with access to a detached garage (with power) and gated access to the rear garden. The rear is primarily lawned with a paved seating area.

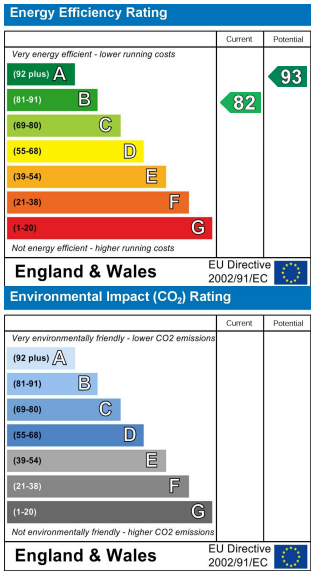
Council Tax
Nottingham City Council Band C

Robert Ellis
ESTATE AGENTS









These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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