



15 Lynncroft Street,  
Nottingham  
NG8 6FE

**£375,000 Freehold**



A lovely four-bedroom, detached property with the benefit of off-street parking and garage.

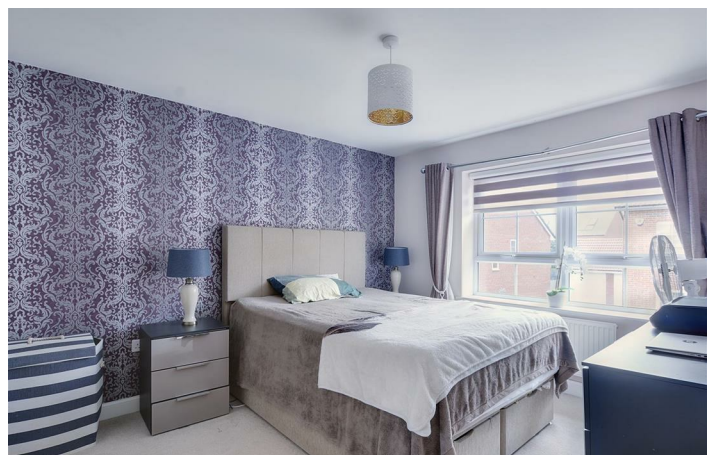
Situated in this welcoming residential location, the property is within easy reach of local shops and amenities including schools, public houses, transport links and commuting roads such as the A52 and M1.

This modern property would be considered an ideal opportunity for a large variety of buyers including growing families or anyone looking to relocate to this popular residential location.

In brief the internal accommodation comprises; entrance hall, living room, open plan kitchen diner and downstairs WC. Then rising to the first floor are four bedroom, the main bedroom with en-suite and family bathroom.

Outside the property to the front is a walled frontage with paved footpath to the front door. Then rear garden is then primarily lawned.

With the advantage of gas central heating and UPVC double glazing throughout, this property is well worthy of an early internal viewing.



### Entrance Hall

Composite door through to a tiled entrance hall with radiator and access to under stairs storage cupboard.

### Living Room

11'5" x 18'2" ( 3.49m x 5.55m)

A carpeted reception room with radiator and UPVC double glazed bay window to the front aspect.

### Open Plan Kitchen Diner

18'9" x 14'4" (5.72m x 4.39m)

A range of wall and base units with work surfacing over and tiled splashbacks, sink with mixer tap, inset gas hob with extractor fan above and integrated electric oven. Integrated appliance to include fridge freezer and dishwasher. Access to large pantry cupboard housing a freestanding washing machine. UPVC double glazed French door and window to the rear garden.

### Downstairs WC

Fitted with a low flush WC and wash hand basin, part tiled walls, radiator and UPVC double glazed window to the side aspect.

### First Floor Landing

UPVC double glazed window to the side and access to cupboard housing the water tank

### Bedroom One

9'8" x 11'5" (2.96m x 3.48m)

A carpeted double bedroom, with radiator and UPVC double glazed window to the front aspect and door leading to the en-suite.

### En-Suite

Fitted with a three-piece suite incorporating walk in mains powered shower, wash hand basin and low flush WC, part tiled walls and wall mounted heated towel rail.

### Bedroom Two

10'4" x 9'7" (3.17m x 2.93m )

A carpeted double bedroom, with radiator and UPVC double glazed window to the rear aspect.

### Bedroom Three

8'0" x 6'11" (2.44m x 2.11m)

A carpeted room with radiator and UPVC double glazed window to the rear aspect and access to the loft hatch.

### Bedroom Four

8'4" x 8'2" (2.55 x 2.50)

A carpeted room with radiator and UPVC double glazed window to the front aspect.

### Bathroom

Incorporating a three-piece suite comprising bath with mains power shower above, pedestal wash hand basin and low flush WC, part tiled walls, heated towel rail and UPVC double glazed to the side aspect.

### Outside

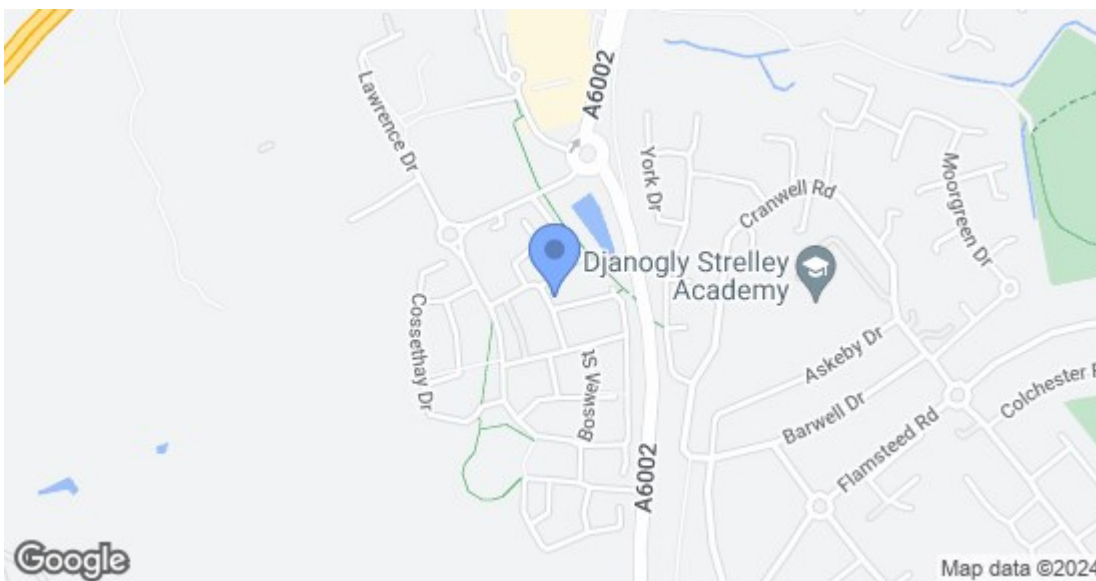
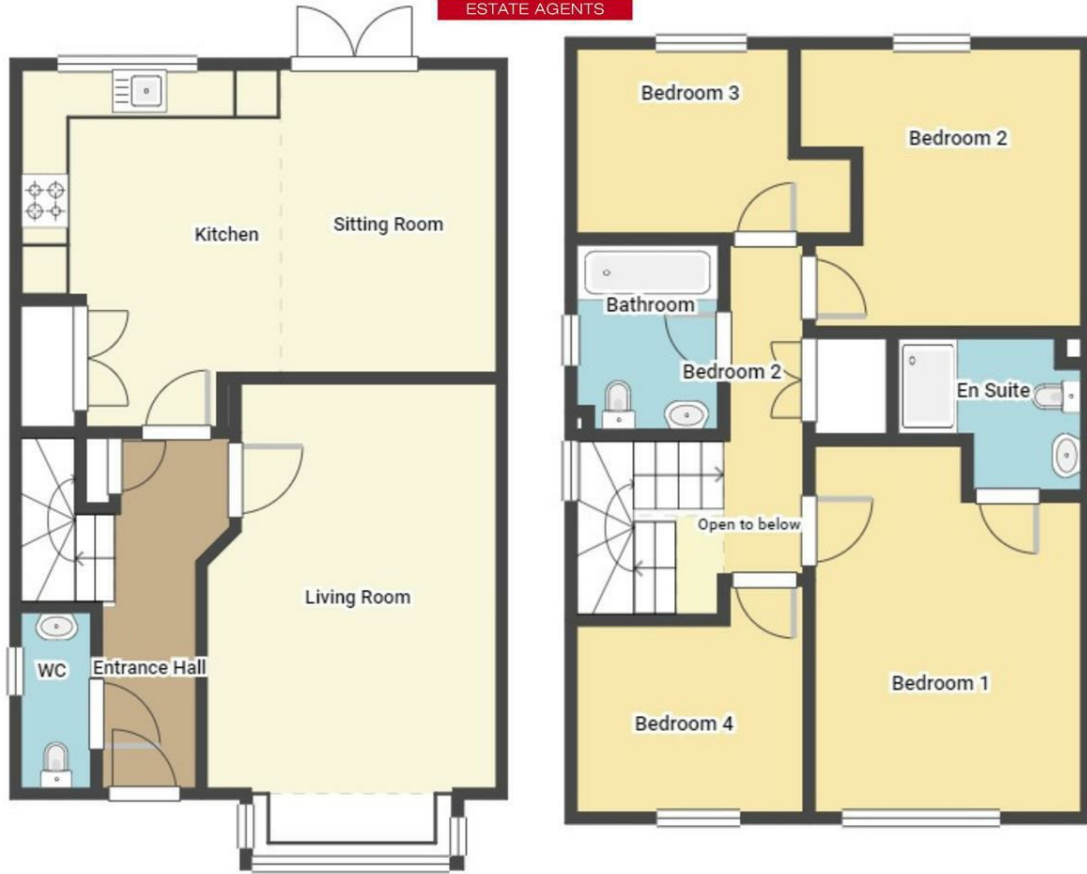
To the front of the property there is a walled frontage with a low maintenance garden area with mature shrubs and a short path leading to the entrance door. To the side of the property there is a tarmac driveway providing off road parking with the garage beyond. Gated side access leads to the well maintained private and enclosed rear garden which is mainly laid to lawn and features a paved patio seating area and fence boundaries.

### Disclaimer

These details and Key facts 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. Full material information is available in hard copy upon request.



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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