



**69 Lynden Avenue, Long Eaton, Nottingham, NG10 1AB**

**£995 PCM**

- Semi Detached Property
- Large Lounge
- Rear Garden
- Available NOW
- 3 Bedrooms
- Open Plan Kitchen/Diner
- Garage and Driveway

# 69 Lynden Avenue, Nottingham NG10 1AB

This charming three-bedroom semi-detached house offers a delightful blend of comfort and convenience. The property boasts a spacious reception room, perfect for relaxing or entertaining guests, and an inviting open-plan kitchen and dining area that creates a warm and sociable atmosphere for family meals and gatherings.

The three well-proportioned bedrooms provide ample space for rest and relaxation, making this home ideal for families or those looking to accommodate guests. The bathroom is conveniently located, ensuring ease of access for all residents.

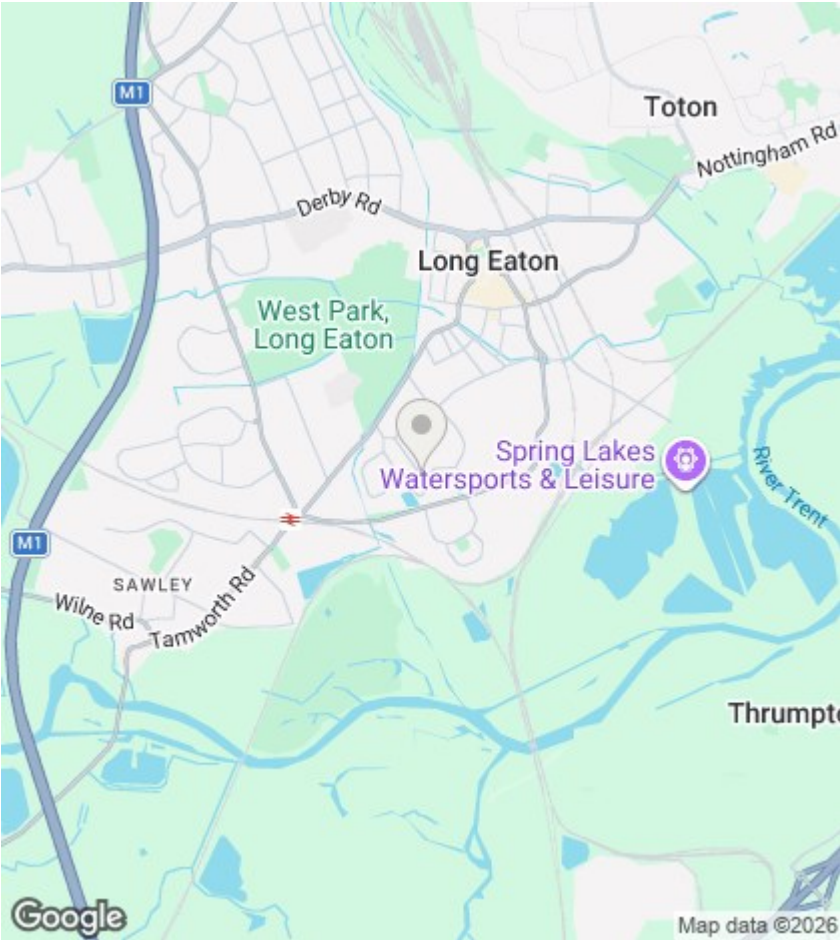
One of the standout features of this property is the garage, complemented by a driveway that offers parking for one vehicle, a valuable asset in this popular location. The surrounding area is known for its friendly community and excellent amenities, making it a desirable place to live.



Council Tax Band:







Directions

Viewings

Viewings by arrangement only. Call 0115 9466946 to make an appointment.

EPC Rating:  
D

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 66      | 75                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |