



Lodge Road,
Long Eaton, Nottingham
NG10 1AP

£285,000 Freehold



THIS IS A BAY FRONTED, THREE BEDROOM DETACHED FAMILY HOME WHICH IS SITUATED IN THIS MOST SOUGHT AFTER RESIDENTIAL AREA ON THE OUTSKIRTS OF LONG EATON.

Being located on Lodge Road, this freehold detached property offers a lovely family home which is ready for immediate occupation. The house is being sold with the benefit of NO UPWARD CHAIN and for the size of the accommodation and privacy of the rear garden to be appreciated, we recommend interested parties should take an internal inspection so they can see all that is included in this lovely home for themselves. The property is well placed for easy access to excellent schools and to other amenities and facilities provided by Long Eaton and the surrounding area, all of which have helped to make this a very popular and convenient place to live.

The property stands back from the road and is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefit of having gas central heating and double glazing. The property includes a reception hall with doors leading to the through lounge which includes a dining area and has French doors leading to the rear garden, the kitchen is fitted with wood finished wall and base units and includes integrated cooking appliances. To the first floor the landing leads to three good size bedrooms, the main bedroom having quality fitted furniture with there being wardrobes and cupboards to the other two bedrooms. The bathroom is fully tiled and has a white suite complete with a spa bath and hand held shower over the bath. Outside there is a detached brick garage positioned to the right hand side of the property with a passageway between the house and garage, there is a block paved drive and parking area at the front and there is also a lawned garden with a wall to the front boundary and to the rear there is a patio, lawn with borders to the sides, a shed positioned to the left hand side of the house and the rear garden is kept private by having fencing to the boundaries.

The property is within easy reach of Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus which takes you to Castle Donington and the Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands town and cities.



UPVC front door with an ornate inset glazed panel leading to:

Reception Hall

Stairs to the first floor, radiator, mirrored panelling to one wall and two wall lights.

Lounge/Dining Room

24' into bay x 13'4 to 10' (7.32m into bay x 4.06m to 3.05m)

Double glazed bay window with vertical blinds to the front, double glazed French doors with matching side panels leading out to the rear garden, coal effect gas fire (not tested) set in a feature tiled surround with hearth, cornice to the wall and ceiling, radiator and two wall lights.

Kitchen

9'5 to 6'3 x 10'8 to 6'3 (2.87m to 1.91m x 3.25m to 1.91m)

The kitchen is fitted with wood finished units and includes a sink with a mixer tap and a four ring hob set in a work surface which extends to three sides having cupboards, drawers, space for an automatic washing machine and oven below, matching eye level wall units with shelving to one end and hood over the cooking area, tiling to the walls by the work surface areas, glazed internal window between the dining area and kitchen, double glazed window with fitted roller blind to the rear, radiator, tiled flooring, half double glazed door leading to the passageway running along the side of the house, Vaillant wall mounted boiler, X-pelair fan and a door with inset glazed panels leading to the reception hall.

Pantry

There is a walk-in pantry with an opaque double glazed window to the side, tiled flooring, shelving, electric consumer unit, electric meter and the gas meter are all housed in the pantry.

First Floor Landing

Double glazed window with a fitted vertical blind to the side, hatch with ladder to the loft space and a built-in airing/storage cupboard.

Bedroom 1

13'3 x 11'6 to 9'2 plus wardrobes (4.04m x 3.51m to 2.79m plus wardrobes)

Double glazed bay window with fitted vertical blinds to the front, range of wardrobes and drawers extending along one wall providing hanging space and shelving, fitted dressing table with drawers and shelving below and a mirror above, fitted bed position with drawers and shelving to either side, headboard and cupboards over and a radiator.

Bedroom 2

13'7 to 11'6 x 11' approx (4.14m to 3.51m x 3.35m approx)

Double glazed window to the rear, radiator, two double built-in wardrobes with a central drawer unit with cupboards over, radiator and cornice to the wall and ceiling.

Bedroom 3

8'4 x 8'4 approx (2.54m x 2.54m approx)

Double glazed window with fitted vertical blinds to the front, radiator and a double built-in cupboard/wardrobe over the bulk head of the stairs.

Bathroom

The bathroom is fully tiled and has a white suite including a spa bath with

a mixer tap/hand held shower, low flush w.c. and pedestal wash hand basin, opaque double glazed window, radiator, double mirror fronted wall cabinet and an extractor fan.

Outside

At the front of the property there is a block paved driveway and car standing area with the path extending across the front of the house, there is a lawn with borders to the sides, wall to the front boundary and fencing to the side boundaries.

At the rear of the property there is a concrete path and patio area, a lawn with borders and fencing to the sides, an outside tap and external light is provided and there is a shed and storage area to the left hand side of the house.

Passageway

Between the house and garage there is a passageway with doors to the front and rear, lighting is provided in the passageway and there is an access door to the garage.

Garage

22' x 8'8 approx (6.71m x 2.64m approx)

The brick detached garage has an up and over door to the front with a door leading to the passageway and a double glazed window to the rear and power and lighting is provided in the garage.

Directions

The property is best approached by leaving Long Eaton along Tamworth Road. Prior to the canal bridge turn left into Wyvern Avenue and bear right into Lodge Road. The property will then be found on the left hand side as identified by our for sale board.
8249AMMP

Council Tax

Erewash Borough Council Band C

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 12mbps Superfast 70mbps Ultrafast 1000mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

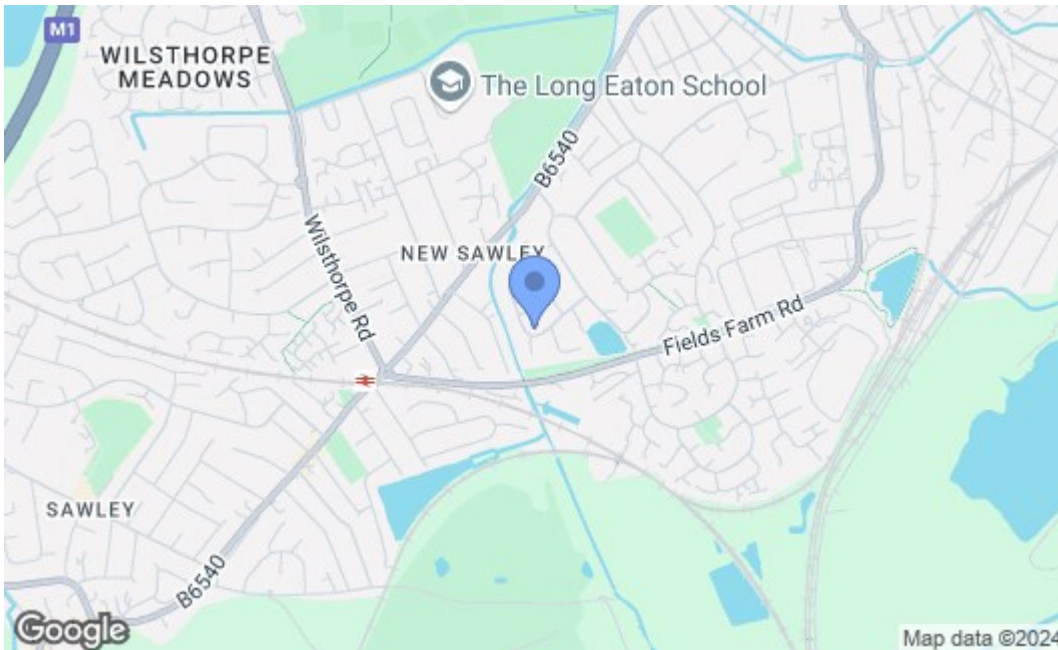




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		63	80
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.