

Lodge Road,
Long Eaton, Nottingham
NG10 1AP

Price Guide £360-365,000
Freehold



A WELL PRESENTED FOUR BEDROOM DETACHED GABLE FRONTED HOUSE SITUATED IN A PRIVATE CUL-DE-SAC WITH INTEGRAL GARAGE AND ACCESS TO THE CANAL

This stunning gable fronted four-bedroom detached house, located on a private cul-de-sac off Lodge Road in Long Eaton, offers a peaceful setting while being conveniently close to local amenities. The property benefits from direct access to the canal via a gate in the rear garden, perfect for scenic walks. The spacious accommodation includes a large open-plan lounge diner, featuring two sets of stylish anthracite grey French doors that open out to the garden. A charming multi-fuel burner adds a cozy touch to this inviting space. The recently refitted bathroom provides modern luxury, while the integral garage and driveway offer ample parking. With a combination of contemporary living and a prime location, this home is perfect for those seeking both comfort and convenience.

The property is situated down a private drive with only six properties on and has a drive at the front and is constructed of brick to the external elevations under a pitched tiled roof and the accommodation included derives the benefits from having gas central heating and double glazing and comprises a reception hall with an oak door leading to the through lounge diner which has two sets of anthracite grey French doors opening to the rear garden and a feature multi-fuel burner and a wall of matching storage cabinets. The kitchen is entered from the entrance hall through an oak door and has ranges of contemporary cream gloss wall and base units and integrated appliances and from the kitchen there is a back door leading to the side. To the first floor, the light and airy landing leads to the four bedrooms and recently fitted bathroom. Outside there is block paved and gravel driveway for parking for 3/4 vehicles and access to the integral garage. To the rear, there is a decked area leading to lawn with mature and established trees, plants and shrubs garden, a shed, greenhouse and log store and the rear of the garden is a gate leading to the canal and path. The garden is kept private by having fencing to the three boundaries.

The property is within easy reach of excellent local schools which are all within walking distance of the house, Long Eaton town centre is only a few minutes away where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including 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 and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall

12'1" x 5'6" approx (3.7m x 1.7m approx)

The entrance hall has uPVC double glazed patterned glass front door and window to the side, vinyl flooring, radiator, ceiling light and storage space to the downstairs area. This has oak doors off to the kitchen and lounge/diner.

Lounge Diner

12'3" x 22'7" approx (3.74m x 6.9m approx)

With two sets of anthracite grey French doors and windows to either side overlooking the rear garden, carpeted flooring, two ceiling lights, a Mendip Churchill Multi-fuel burner with plate to the floor and behind, radiator, TV point and a wall of matching cabinets.

Kitchen

7'0" x 12'2" approx (2.15m x 3.71m approx)

With uPVC double glazed window to the front, and uPVC double glazed back door to the side with inset patterned glass, vinyl flooring, recessed ceiling spotlights.

The kitchen consists of matching cream gloss wall, base and drawer units, black laminate rolled edge worktop, grey gloss brick-style splash-back tiles, four ring gas hob with stainless steel extractor fan above, in-built oven and grill, 1 ½ bowl sink and drainer with a swan neck mixer tap, the plug points also have USB points, with space for standing fridge freezer, space for washing machine, space for dishwasher.

First Floor Landing

15'3" x 5'7" approx (4.66m x 1.72m approx)

With uPVC double glazed window to the front, ceiling light, carpeted flooring, access to the loft via a loft hatch.

Bedroom One

11'5" x 12'5" approx (3.5 x 3.8m approx)

With uPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light.

Bedroom Two

12'1" x 7'6" approx (3.7 x 2.3m approx)

With uPVC double glazed window to the front, carpeted flooring, radiator, ceiling light.

Bedroom Three

9'6" x 9'2" approx (2.9m x 2.8m approx)

With uPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light.

Bedroom Four

6'10" x 6'6" approx (2.1 x 2m approx)

With uPVC double glazed window to the front, carpeted flooring, radiator, ceiling light.

Bathroom

7'1" x 7'6" approx (2.16m x 2.3m approx)

The recently re-fitted bathroom has two uPVC double glazed windows to the side elevation, tile flooring, recessed ceiling spotlights, paneled contemporary bath with middle waterfall taps, extractor fan, Low flush WC and sink in storage unit, with storage cupboard below, chrome towel radiator, shower over the bath which is mains fed, LED light mirror.

Outside

To the front there is block paved and gravel driveway for parking for 3/4 vehicles and access to the integral garage.

To the rear, there is a decked area leading to lawn with mature and established trees, plants and shrubs garden, a shed, greenhouse and log store and the rear of the garden is a gate leading to the canal and path. The garden is kept private with fencing to the three boundaries and access to the front is via the right hand side. There is an awning and courtesy lighting.

Garage

9'10" x 16'4" approx (3.00m x 4.98m approx)

With metal up and over door with lights and power.

Directions

Proceed out of Long Eaton along Tamworth Road and prior to the canal bridge turn left into Wyvern Avenue, follow the road to the right and Lodge Road can be found as a turning on the right. Continue along and the property can be found on the right hand side, down a private driveway.

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Council Tax

Erewash Borough Council Band D

Additional Information

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Superfast - 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 4G, most 3G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

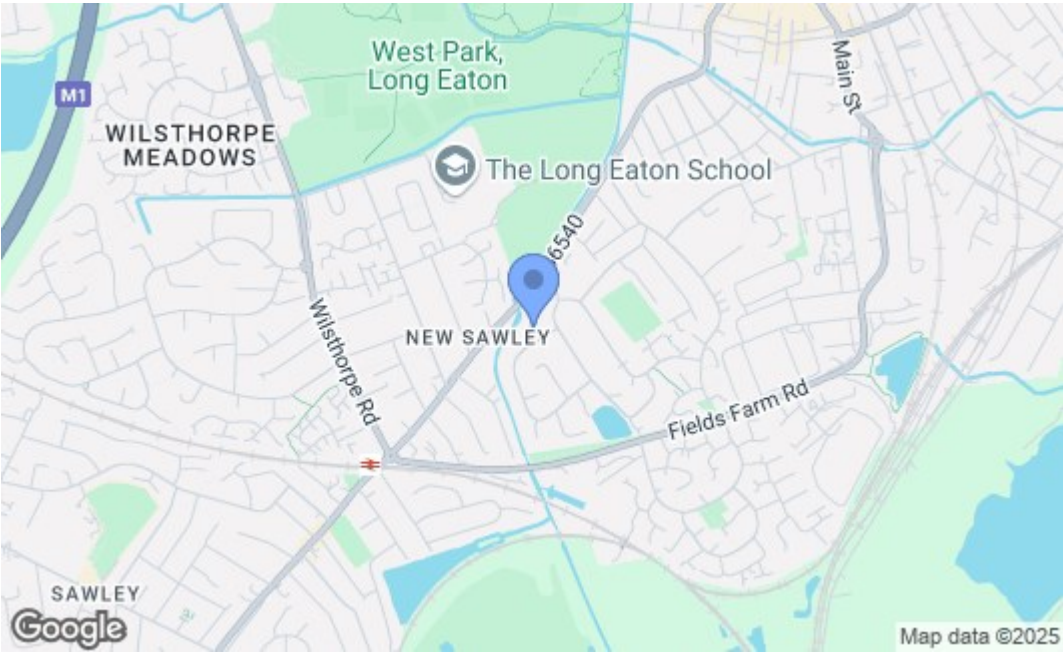
Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.