



Lodge Road,
Long Eaton, Nottingham
NG10 1AP

Price Guide £210-215,000
Leasehold

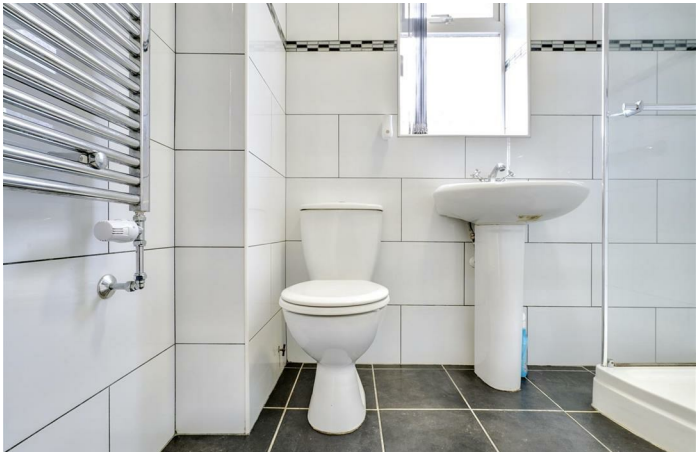


THIS IS A TWO DOUBLE BEDROOM SEMI DETACHED BUNGALOW SITUATED ON A GOOD SIZE PLOT WHICH BACKS ONTO THE EREWASH CANAL FOOTPATH.

Being located on Lodge Road, this extended semi detached bungalow provides a lovely home which we feel will suit someone who is looking for a property where the accommodation is arranged on one level and is easily accessible to the amenities and facilities provided by Long Eaton and the surrounding area. The property is being sold with the benefit of NO UPWARD CHAIN and for the size of the property and privacy of the rear garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in the bungalow for themselves.

The property stands back from Lodge Road and has a parking area and drive at the front and being constructed of brick under a tiled roof to the main bungalow, the accommodation derives the benefits of having gas central heating and double glazing. In brief the property includes a reception hall, an extended lounge which includes a lounge and a sitting area, from which patio doors lead out to the rear garden, the dining kitchen has also been extended and this has extensive ranges of wall and base units and integrated cooking appliances, the two double bedrooms are positioned at the front of the bungalow and the fully tiled shower room has a walk-in shower with a mains flow shower system. Outside there is a car port running down the left hand side of the bungalow which provides an ideal covered area and the drive leads to the detached brick garage positioned at the rear of the bungalow. There is the parking and driveway at the front and at the rear the south westerly facing garden has been landscaped and designed to help keep maintenance to a minimum and has good quality fencing to the boundaries and a locked gate which provides access to the footpath which runs along the side of the Erewash canal and enables owners to have a canal side walk to Trent Lock in one direction and to Long Eaton and Sandiacre in the other direction.

The property is only a few minutes drive away from Long Eaton town centre where there are Asda, Tesco, Lidl 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, stations at Long Eaton and East Midlands Parkway, East Midlands Airport and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Open porch with a tiled floor and a half double glazed UPVC door leading to:

Reception Hall

Radiator, hatch to the loft and panelled doors to:

Lounge/Sitting Room

26' x 10'5 to 8' approx (7.92m x 3.18m to 2.44m approx)

The extended lounge has an archway to the sitting area, from which sliding double glazed patio doors lead out to the private, south westerly facing garden, coal effect gas fire set in a marble effect surround with hearth, two wall lights, TV aerial point, two radiators and there are beams to the ceiling in the sitting area.

Dining Kitchen

20'2 x 8'9 approx (6.15m x 2.67m approx)

The large extended kitchen is fitted with a stainless steel sink having a mixer tap and a four ring hob set in a work surface which extends to three walls and has spaces for an automatic washing machine and fridge, drawers and cupboards below, Indesit oven with cupboards above and below, housing for a fridge/freezer with a cupboard over, upright shelved pantry style cupboard, matching eye level wall cupboards and hood over the cooking area, double built-in airing/storage cupboard, the boiler, gas and electricity meters are housed in a built-in cupboard, tiled flooring, tiling to the walls by the sink and cooking areas, wall mounted electric consumer unit, radiator, double glazed windows to the rear and side and a half double glazed door leading out to the car port running along the side of the bungalow.

Bedroom 1

11'3 x 10'5 approx (3.43m x 3.18m approx)

Double glazed window with fitted vertical blind to the front, radiator, two wall lights and cornice to the wall and ceiling.

Bedroom 2

8'9 x 8'8 approx (2.67m x 2.64m approx)

Double glazed window with fitted vertical blind to the front and a radiator.

Shower Room

The fully tiled shower room has a walk-in shower with a mains flow shower system, tiling to two walls and a protective glazed screen, pedestal wash hand basin with a mixer tap and low flush w.c., chrome ladder towel radiator, tiled flooring and a double glazed window with fitted vertical blind.

Outside

At the front of the bungalow there is a driveway leading to the car port where there is a gate and fence providing access to the rear of the property. There is a paved parking area with borders to

three sides in front of the bungalow, a block wall to the right hand boundary and a fence to the left hand side.

At the rear of the bungalow the garden is south westerly facing and has a slabbed sitting area, pebbled areas with a further patio and pebbled areas at the bottom of the garden, there is fencing to the side and rear boundaries with a gate leading out at the rear to the path which runs along the Erewash Canal and provides access to Trent Lock from the back of the property and there is an outside water supply is provided at the rear of the bungalow.

Garage

15'4 x 8'2 approx (4.67m x 2.49m approx)

The brick detached garage has an up and over door to the front and a door and window to the side.

Car Porch

34' x 8'3 approx (10.36m x 2.51m approx)

The car port runs down the left hand side of the property and has fencing to the left hand boundary.

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.

8586AMMP

Council Tax

Erewash Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband –

Broadband Speed - Standard mbps Superfast mbps Ultrafast mbps

Phone Signal –

Sewage – Mains supply

Flood Risk – No, surface water

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

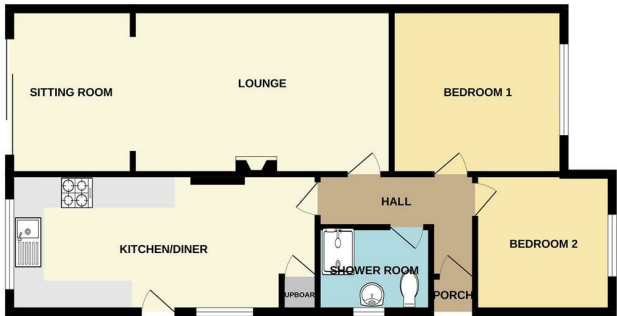
Agents Notes

The property is leasehold with a 200 year lease which commenced 25.3.64. There is an annual ground rent of £7 p.a.



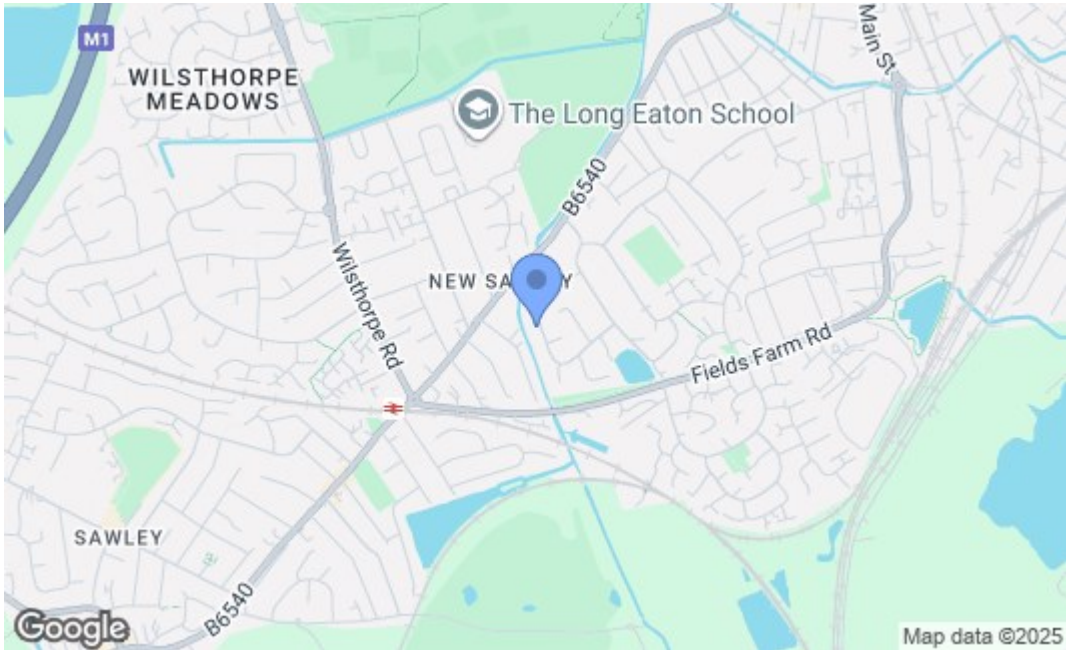


GROUND FLOOR



49 LODGE ROAD, LONG EATON, NOTTINGHAM, NG10 1AP

While every attempt has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, rooms and any other features are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their quality or efficiency. Please see the full details on the property page.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	47	
(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.