



Lodge Road,
Long Eaton, Nottingham
NG10 1AQ

Price Guide £245-250,000
Leasehold

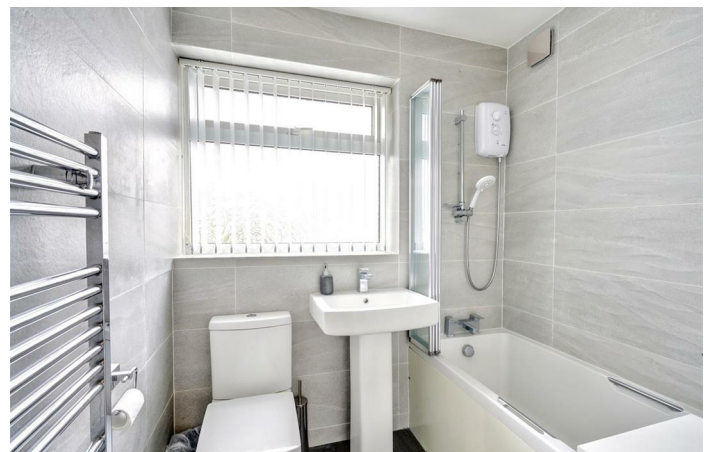


THIS IS A LOVELY, EXTENDED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS MOST SOUGHT AFTER RESIDENTIAL AREA ON THE OUTSKIRTS OF LONG EATON.

Being located on Lodge Road, this three bedroom semi detached house has been extended since being constructed which now provides an enlarged kitchen and ground floor living accommodation. The property has also had the kitchen and bathroom re-fitted over recent years and for the size and layout of the property to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. The property is well placed for easy access to local amenities and facilities which include excellent local schools and transport links, all of which have helped to make this a very popular and convenient place to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits from having gas central heating and double glazing and includes a reception hall, through lounge with a feature fireplace and glazed doors leading to the dining area, the L shaped dining kitchen is fitted with white gloss finished units and has several integrated appliances and to the first floor the landing leads to the three bedrooms, all of which have fitted bedroom furniture and the recently re-fitted bathroom which is fully tiled and has a white suite with a shower over the bath. Outside there is a drive and car standing at the front of the house where there is also a lawned area, the drive extends down the right hand side of the property where there are double wrought iron gates and leads to the detached garage and at the rear of the property there is a patio leading onto a lawn with a further patio behind the garage and fencing to the left and rear boundaries.

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 schools for all ages within walking distance of the property, healthcare and sports facilities which include 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, 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 towns and cities.



UPVC front door with two inset glazed panels and an opaque double glazed side panels leading to:

Reception Hall

Stairs with balustrade and double cloaks cupboard under leading to the first floor, radiator, doors to the lounge and kitchen, cornice to the wall and ceiling and a mirror to one wall.

Through Lounge

24' x 10'8 to 8'4 approx (7.32m x 3.25m to 2.54m approx)

The large through lounge has a double glazed window with fitted blinds to the front, coal effect gas fire set in an Adam style surround with an inset and hearth, radiator, cornice to the wall and ceiling and opening glazed doors leading to the dining area.

L Shaped Dining Kitchen

The kitchen is fitted with white gloss finished units having brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap and four ring hob set in a work surface which extends to two walls and has an integrated automatic washing machine, dishwasher, cupboards and drawers below, further work surface with cupboards under, matching eye level wall cupboards with lighting below, hood to the cooking area, integrated upright fridge/freezer and a double Neff oven with cupboards above and below, tiled walls to the work surface areas, radiator, vinyl flooring, door with two inset opaque glazed panels leading out to the side of the property and double glazed windows with blinds to the rear and side.

The dining area has a double glazed window with fitted blinds to the rear, radiator, carpeted flooring and a glazed doors leading into the through lounge.

First Floor Landing

Double glazed window to the side, the balustrade continues from the stairs onto the landing, hatch to loft, copper lagged tank enclosed in an airing/storage cupboard with a cupboard over and panelled doors to:

Bedroom 1

10'4 x 8'9 plus wardrobes (3.15m x 2.67m plus wardrobes)

Double glazed window to the rear, range of wardrobes to one wall with a central mirrored panel and cupboard over, dressing table with drawer under, mirror to the wall above, wardrobes to either side with cupboards over, radiator, cornice to the wall and ceiling and recessed lighting to the ceiling.

Bedroom 2

10'4 x 10'5 to 9'2 approx (3.15m x 3.18m to 2.79m approx)

Double glazed window to the front, radiator and a double fitted wardrobe with cupboards over.

Bedroom 3

7'2 x 6'8 approx (2.18m x 2.03m approx)

Double glazed window to the front, double built-in wardrobes, radiator and mirror to one wall.

Bathroom

The bathroom has recently been re-fitted and is fully tiled with a white suite and includes a panelled bath with chrome hand rails, mixer tap and a

Triton electric shower over with a folding protective glazed screen, glazed shelf to a wall next to the bath, pedestal wash hand basin with mixer tap and a low flush w.c., opaque double glazed window with fitted vertical blind, chrome ladder towel radiator, extractor fan and a space saving sliding door to the landing.

Outside

The garden at the front of the property has a block edged driveway and car standing area which provides off road parking for two vehicles and there are double wrought iron gates to the right of the house with the driveway extending down to the garage which is positioned at the rear. There is a lawn with borders in front of the house and fencing to the side boundaries and there is a hot and cold external water supply and an outside light at the side of the property.

At the rear there is a patio with a path leading to a further patio area behind the garage, lawn with borders to the sides, a pebbled area at the bottom of the garden and fencing to the left and rear boundaries.

Garage

20' x 8' approx (6.10m x 2.44m approx)

The concrete sectional garage is positioned at the rear of the house and has an up and over door to the front and a door and window to the side.

Agents Notes

The property is leasehold with a 200 year lease from 25.3.64 with a ground rent of £30 p.a.

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 right hand side as identified by our for sale board.

8617AMMP

Council Tax

Erewash Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 12mbps Superfast 74mbps Ultrafast 1800mbps

Phone Signal – EE, O2, 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



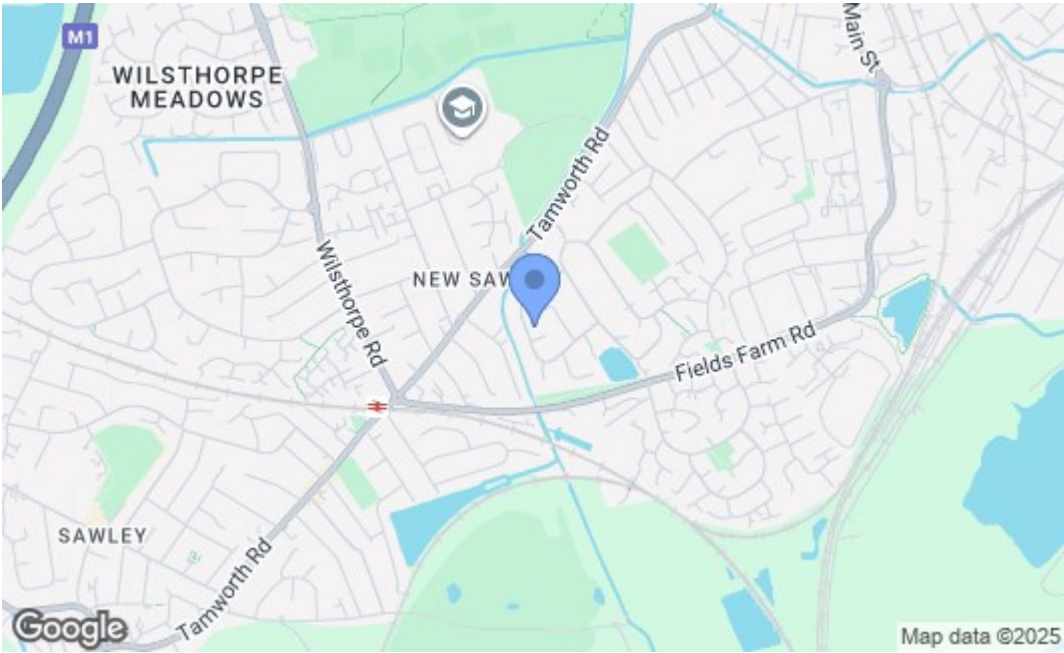


GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	57	
(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.