



Lodge Road,
Long Eaton, Nottingham
NG10 1AQ

Guide Price £270-275,000
Freehold



Robert Ellis are delighted to offer to the market this superb home in a superb location.

This traditional bay fronted three bedroom semi-detached property on the ever-popular Lodge Road offers generous and versatile living space, ideal for growing families or those seeking a comfortable, well-connected home.

The property has been thoughtfully extended to provide spacious living accommodation, including a large lounge, a well-proportioned dining area, and a conservatory that opens onto the rear garden – perfect for relaxing or entertaining. Upstairs, you'll find three good-sized bedrooms, offering ample space for family living, working from home, or guests.

The home benefits from ample off road parking, a valuable feature in this sought-after area. Located close to a wide range of local amenities, schools, and just a short distance from the train station, this property offers excellent connectivity for commuters while maintaining a peaceful residential setting.



Entrance to Hall

Double glazed door to the front, stairs to the first floor, radiator, wooden flooring, opening to the kitchen, door to the lounge.

Lounge Diner

24'3" x 13'5" (7.39m x 4.09m)

Through lounge diner which has a double glazed bay window to the front, radiator, TV point, log burner (not tested), doors opening to the conservatory.

Conservatory

9'8" x 9'2" (2.95m x 2.79m)

Double glazed window to the side and rear, tiled flooring, uPVC double glazed window, doors leading to the rear garden.

Kitchen

Matching wall and base units, integrated fridge/freezer, integrated electric oven, four ring gas hob, overhead extractor, sink and drainer, double glazed window to the rear, double glazed patio doors to the rear, Velux skylight, solid oak flooring.

First Floor Landing

Double glazed window to the side, airing cupboard, storage cupboard, access to three bedrooms and bathroom.

Bedroom 1

14' x 13'11" (4.27m x 3.99m)

Double glazed bay window to the front, radiator.

Bedroom 2

13'11" x 8'8" (4.24m x 2.64m)

Double glazed window to the rear, radiator, built-in wardrobes.

Bedroom 3

Double glazed window to the rear, radiator.

Bathroom

Panel bath, WC, part tiled walls, double glazed window to the rear, pedestal wash hand basin, wall mounted towel rail.

Outside

To the front of the property there is ample off-road parking with block paved driveway, gated with bin storage. The rear garden is mainly laid to lawn with a decking area, panel fencing and shrub borders.

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.

Council Tax

Erewash Borough Council Band B

Additional Information (Paragraph)

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, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

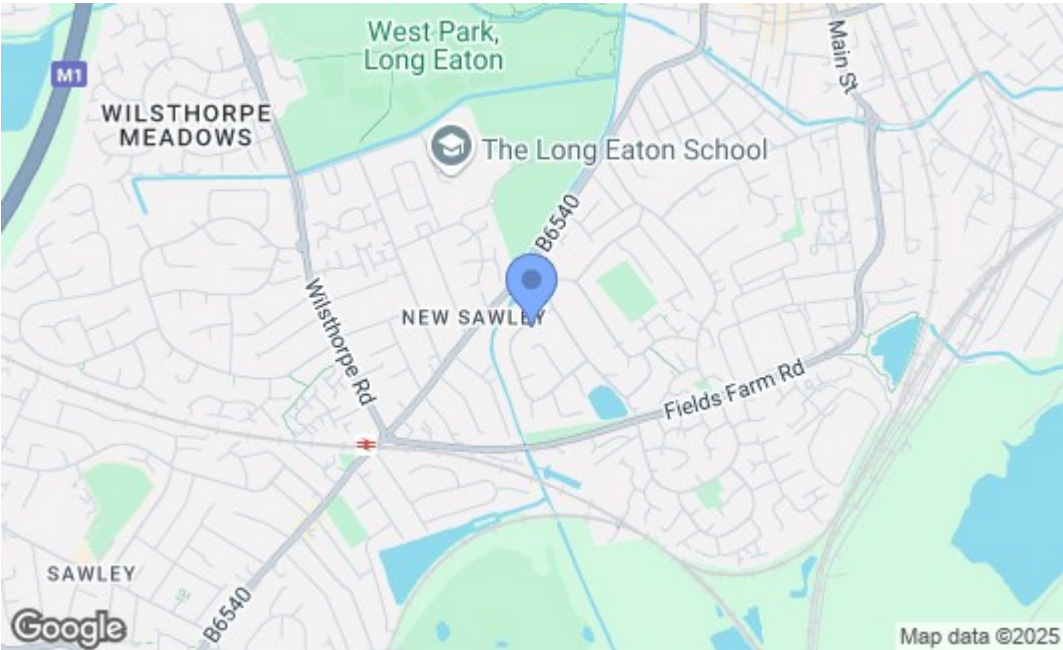
Flood Defenses – No

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		
(81-91) B		
(69-80) C		
(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.