



Lodge Farm Lane  
Arnold, Nottingham NG5 8HR

WELL-PRESENTED THREE BEDROOM  
DETACHED FAMILY HOME

**£320,000 Freehold**





Situated on the sought-after Lodge Farm Lane in Arnold (NG5), this well-presented three-bedroom detached home combines modern living with a highly convenient location—perfect for families, professionals, or anyone looking for a move-in-ready property with excellent access to both urban and countryside amenities.

The property benefits from a single driveway and a converted garage, now serving as a snug or second lounge, offering versatile living space. On entering the home, you're welcomed into a spacious and contemporary open-plan lounge, kitchen, and dining area. This newly fitted space features underfloor heating, integrated white goods, and a stylish central breakfast island, making it ideal for everyday family life and entertaining alike.

To the rear, a second lounge area with stairs to the first floor provides access to the bright conservatory, which leads directly into the garden. The garden itself is well-maintained and offers a patio, lawned area, a brick-built lean-to storage unit, and side access back to the front of the property—ideal for practical living.

Upstairs, there are two double bedrooms, a third single bedroom, and a modern three-piece family bathroom. The home benefits from full UPVC double glazing and doors throughout, offering both energy efficiency and low maintenance.

Arnold is a thriving suburb of Nottingham, with Arnold High Street just minutes away, offering a wide range of shops, cafés, supermarkets, and leisure facilities. Families will appreciate the selection of well-regarded local schools, including primary and secondary options within walking distance. The property is also well-positioned for access to Nottingham City Hospital, which is just a short drive away.

For those who enjoy the outdoors, this location offers the best of both worlds—with easy access to nearby countryside walks, parks, and green spaces such as Bestwood Country Park and Arnold Hill Park, perfect for walking, cycling, or relaxing at the weekend.

With excellent public transport links and road connections to Nottingham city centre and surrounding areas, this stylish detached home delivers space, comfort, and convenience in equal measure.

A fantastic opportunity—early viewing is highly recommended.



### Kitchen Living Diner

15'1" x 19'8" approx (4.617 x 6.017 approx)

UPVC entrance door to the side elevation leading into the kitchen living diner comprising tiled flooring, underfloor heating, recessed spotlights to the ceiling, two UPVC double glazed windows to the front elevation, Velux style roof light providing ample natural daylight, vertical wall mounted radiator, wall mounted radiator, a range of modern matching wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, integrated oven with induction hob over and extractor fan above, integrated fridge freezer, integrated dishwasher, kitchen island incorporating additional storage and seating space, integrated washing machine, internal glazed door leading through to the lounge.

### Lounge

16'0" x 13'5" approx (4.9 x 4.09 approx)

Carpeted flooring, carpeted staircase leading to the first floor landing, internal sliding doors leading through to the conservatory.

### Conservatory

12'1" x 7'3" approx (3.699 x 2.212 approx)

Tiled flooring, lighting, UPVC double glazed windows surrounding, UPVC double glazed French doors leading to the rear garden.

### First Floor Landing

Carpeted flooring, loft access hatch, doors leading off to:

### Bedroom One

13'5" x 9'7" approx (4.1 x 2.945 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the rear elevation, built in wardrobes and cupboards.

### Bedroom Two

8'1" x 12'3" approx (2.487 x 3.743 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the front elevation.

### Bedroom Three

7'6" x 7'3" approx (2.290 x 2.213 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the front elevation.

### Family Bathroom

7'6" x 7'3" approx (2.290 x 2.213 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the front elevation.

### Outside

#### Front of Property

To the front of the property there is a driveway providing off the road parking with hedged and walled boundaries, archway to the side leading to the entrance door.

#### Rear of Property

To the rear of the property there is an enclosed rear garden with large decked area perfect for seating, steps leading to a large lawned area, access to the outbuilding, walled boundaries, side access to the front of the property.

#### Outbuilding

Providing useful additional storage space with lighting.

#### Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 18mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

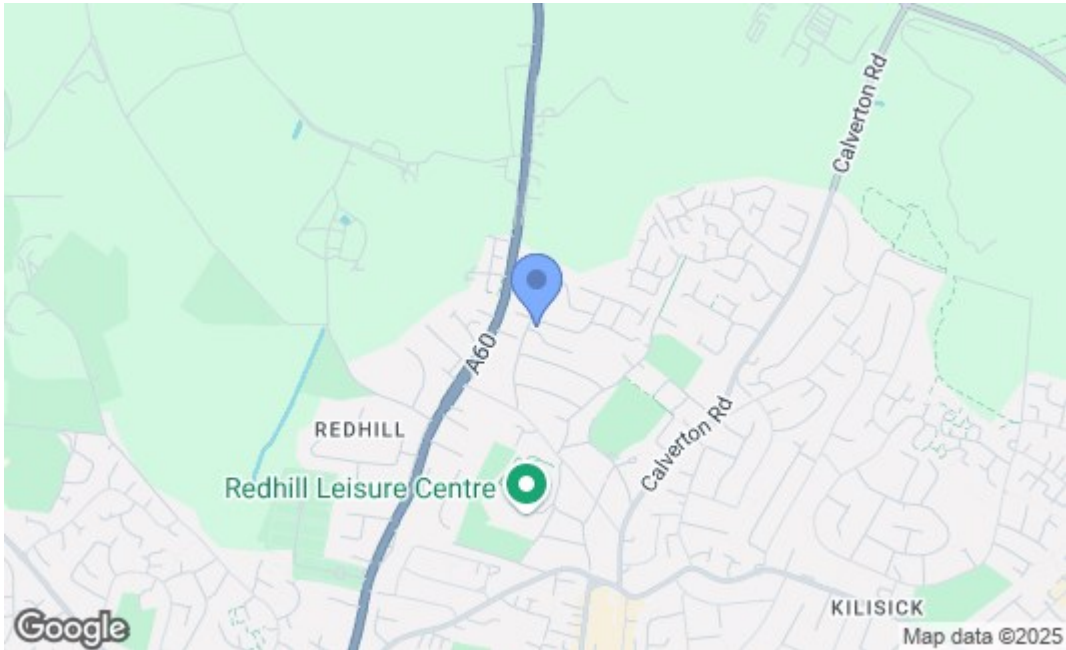
Non-Standard Construction: No

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.