Robert Ellis

*look no further...*

Lodge Road
Long Eaton, Nottingham NG10 1AQ

A TRADITIONAL DOUBLE HEIGHT BAY FRONTED EXTENDED THREE BEDROOM PLUS STUDY SEMI DETACHED FAMILY HOUSE. NO UPWARD CHAIN.

**Offers Over £295,000 Freehold**

0115 949 0044

/robertellisestateagent @robertellisea

ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS TRADITIONAL, EXTENDED, DOUBLE HEIGHT BAY FRONTED THREE BEDROOM (PLUS STUDY) SEMI DETACHED HOUSE SITTING ON A GENEROUS CORNER PLOT WITH DRIVEWAY AND GARAGE TO THE REAR.

With accommodation over three floor comprising entrance hallway, spacious through lounge/dining room, conservatory and kitchen to the ground floor. The first floor landing provides access to two double bedroom (both with fitted furniture), bathroom and WC. A study room provides staircase access to the top floor attic third bedroom.

The property also benefits from gas fired central heating, double glazing, gardens to the front, side and rear (making the most of the corner plot) with a rear driveway leading to a detached garage with the benefit of power, lighting and electric garage door.

The property is located in this popular and established residential area within close proximity of the entrance to West Park, as well as the amenities in Long Eaton town centre. There is also easy access to an array of nearby schooling for all ages and good transport links to and from the surrounding area including Sawley train station, the A52 for Nottingham and Derby and Junction 25 of the M1 motorway.

We believe the property will make an ideal first time buy or young family home and highly recommend an internal viewing.

ENTRANCE HALLWAY
10'1" x 6'1" (3.09 x 1.86)
uPVC panel and double glazed front entrance door, meter cupboard, radiator, staircase rising to the first floor. Doors leading through to the lounge/diner and kitchen.

THROUGH LOUNGE/DINER
25'1" x 13'5" (7.65 x 4.09)
uPVC double glazed bay window to the front (with fitted blinds), bay radiator, media points, coving, chimney breast incorporating a brick and Cornish slate fireplace with remoted control operated coal effect electric fire. Opening through to the dining area where there is an additional radiator, coving, sliding double glazed patio doors to the conservatory.

CONSERVATORY
13'8" x 8'2" (4.17 x 2.49)
uPVC construction with sloping ceiling, fitted blinds, tiled floor, radiator, wall light points.

KITCHEN
12'3" x 9'5" (3.74m x 2.89m)
A matching range of fitted base and wall storage cupboards and drawers, with granite style roll top work surfaces incorporating one and a half bowl sink unit with draining board and central swan-neck mixer tap. Fitted four ring induction hob with extractor canopy over and glass splashback, built-m eye level double oven and microwave, integrated fridge, space and plumbing for washing machine, understairs storage space with double power socket, alarm control panel, double glazed window to the side (with fitted blinds), uPVC panel and double glazed exit door to the side garden.

FIRST FLOOR LANDING
Double glazed window to the side (with fitted blinds), decorative coving. Doors to bedrooms, study, bathroom and WC. Radiator, boiler cupboard housing the gas fired boiler.

BEDROOM ONE
13'1" x 12'2" (4.00 x 3.72)
Double glazed bay window to the front (with fitted blinds), radiator, range of fitted bedroom furniture incorporating floor to ceiling wardrobes, central drawer unit, fitted under-bay cabinets and drawers, matching bedside cabinets.

BEDROOM TWO
14'0" x 8'11" (4.29 x 2.74)
Double glazed window to the rear, radiator, wall light point, range of floor to ceiling fitted wardrobes to one wall with central drawer unit.

SHOWER ROOM
7'10" x 6'3" (2.40 x 1.93)
Three piece suite comprising of a tiled and enclosed corner shower cubicle with glass screen and sliding doors with main shower, wash hand basin with mixer tap and storage cabinets beneath, push flush WC. Tiling to the walls and floor, double glazed window to the rear (with fitted blinds), radiator, shaver point.

WC
5'10" x 2'7" (1.79 x 0.79)
Push flush WC, fully tiled walls and floor, coving, radiator, double glazed window to the side (with fitted blinds).

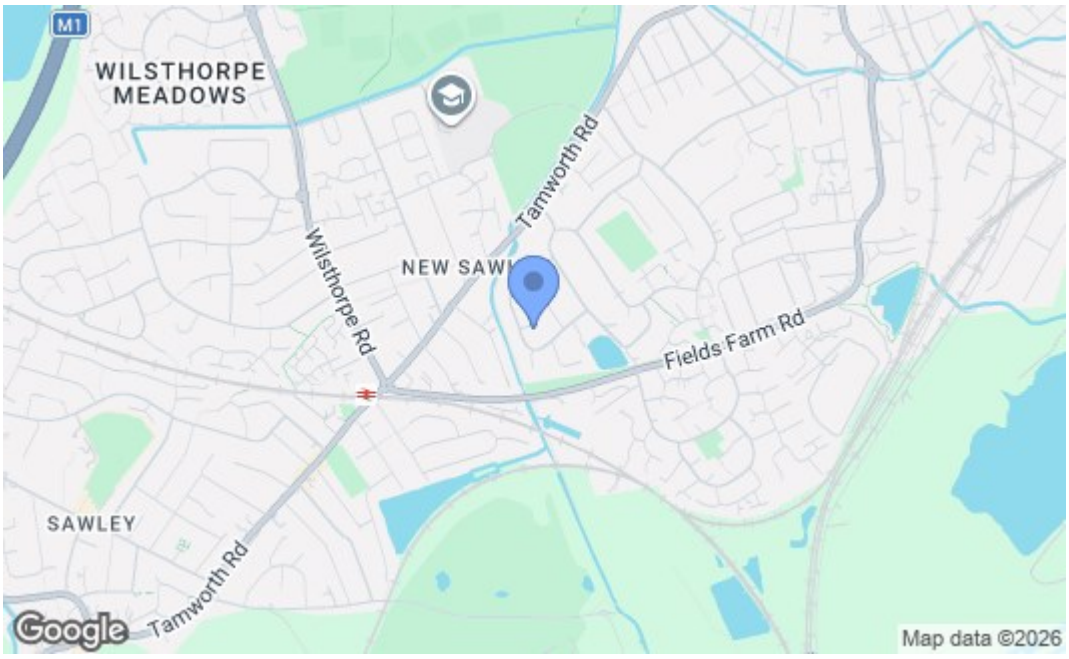
STUDY
8'9" x 8'5" (2.68 x 2.57)
Double glazed window to the front, radiator, telephone point, staircase rising to the top floor with decorative wood spindle balustrade.

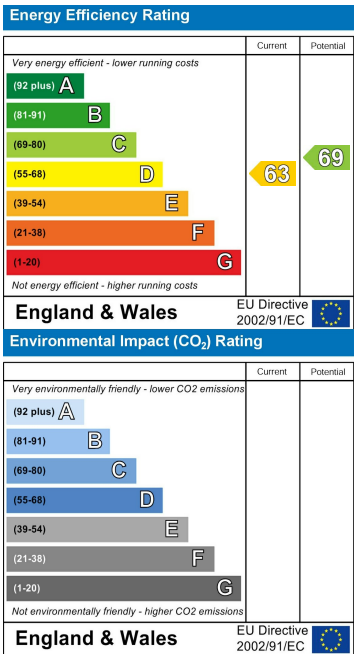
TOP FLOOR ATTIC BEDROOM THREE
18'7" x 11'4" (5.68 x 3.46)
Two Velux roof windows to the rear, ample eaves storage space, spotlights, telephone point, decorative wood spindle balustrade surrounding the staircase dropping down to the lower level.

OUTSIDE
The property sits on a generous corner plot with gardens to the front, side and rear. The front garden has a shaped lawn, planted borders housing a well stocked variety of bushes, shrubs, trees and plants, decorative gravel stone chippings, brick boundary wall with wrought iron pedestrian gate and shaped resin pathway providing access to the front entrance door down the side and along the front bay window. To the front, there is an external light and the garden then opens out to the left where there is a generous lawn enclosed by brick retaining wall with decorative gravel stone chippings to the boundary line. The resin pathway continues past a useful garden store (with power and light, ideal space for a tumble dryer), uPVC door to the kitchen and provides access to the rear part of the plot where a timber storage shed can be found towards the end of the pathway and beyond into the rear gated driveway.

TO THE REAR
There are double wrought iron gates leading onto a matching resin block paved style driveway providing off-street parking which in turn leads to the detached brick built garage to the rear. There is an additional lawn leading onto a garden which has been designed for straightforward maintenance being predominantly paved with decorative white stone and a range of bushes and shrubbery. uPVC door into the rear of the garage.

DETACHED GARAGE
Brick built with pitched and tiled roof, electrically operated garage door to the front, uPVC door and double glazed window to the side (with power and lighting).




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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk

0115 949 0044