

HoldenCopley

PREPARE TO BE MOVED

Lodge Farm Lane, Redhill, Nottinghamshire NG5 8HR

Guide Price £280,000 - £290,000

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SPACIOUS FAMILY HOME...

This extended detached home offers spacious accommodation throughout and is immaculately presented, perfect for any growing families looking for their forever home. Situated in the popular location of Redhill which is host to a range of local amenities such as shops, eateries and excellent transport links into Nottingham City Centre as well as being within catchment to local schools such as the Redhill Academy. To the ground floor of the property are two spacious reception rooms, a modern kitchen with integrated appliances, the first floor carries four spacious bedrooms serviced by a three piece bathroom suite. Outside to the front of the property is a driveway to provide off road parking and access into a single integrated garage, to the rear is a private mature west facing garden benefitting from sun from early afternoon through to the evening with a lawn and a paved patio area - perfect for entertaining!

MUST BE VIEWED





- Detached Home
- Four Bedrooms
- Three Piece Bathroom Suite
- Two Reception Rooms
- Modern Kitchen
- Garage & Driveway
- Mature Rear Garden
- Catchment To Local Schools
- Well Presented
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5'10" x 8'10" (1.8 x 2.7)

The entrance hall has laminate flooring, UPVC double glazed windows to the front elevation, recessed spotlights, carpeted stairs and provides access into the accommodation

Living Room

14'1" x 14'5" (4.3 x 4.4)

The living room has laminate flooring, a fireplace alcove, wall mounted light fixtures, a TV point, coving to the ceiling, a radiator, a UPVC double glazed bay window to the front elevation and is open plan to the dining room

Dining Room

10'9" x 9'2" (3.3 x 2.8)

The dining room has laminate flooring, coving to the ceiling, a radiator and UPVC double glazed French doors to the rear garden

Kitchen

16'0" x 9'2" (4.9 x 2.8)

The kitchen has tiled flooring, a range of fitted base and wall units with fitted countertops, a stainless steel sink and a half with mixer taps and a drainer, an integrated fridge freezer, an integrated dishwasher, an integrated microwave, an integrated oven with an induction hob and an extraction hood, recessed spotlights, partially tiled walls, a vertical radiator, an in-built cupboard, a UPVC double glazed window to the rear elevation and a UPVC door to access the rear garden

FIRST FLOOR

Landing

The landing has carpeted flooring, a hatch to a boarded loft with drop down ladders, in-built cupboards and provides access to the first floor accommodation

Bedroom One

10'9" x 12'1" (3.3 x 3.7)

The main bedroom has carpeted flooring, a radiator, a range of fitted wardrobes, recessed spotlights and a UPVC double glazed window to the front elevation

Bedroom Two

The second bedroom has carpeted flooring, a range of fitted wardrobes, a radiator and two UPVC double glazed windows to the front elevation

Bedroom Three

7'6" x 13'1" (2.3 x 4.0)

The third bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the rear elevation

Bedroom Four

9'2" x 9'10" (2.8 x 3.0)

The fourth bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the rear elevation

Bathroom

5'6" x 7'6" (1.7 x 2.3)

The bathroom has tiled flooring, a low level flush WC, a pedestal wash basin with stainless steel mixer taps, a panelled bath with a wall mounted shower fixture and a glass shower screen, partially tiled walls, recessed spotlights, a chrome heated towel rail, a shaving power socket and a UPVC double glazed obscure window to the rear elevation

Garage

The property benefits from a single integrated garage with electrical points and lighting

OUTSIDE

Front

To the front of the property is a driveway to provide off road parking, various plants, courtesy lighting, access into the garage and gated access to the rear of the property

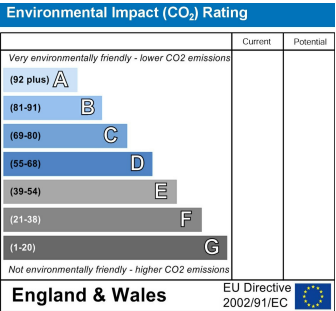
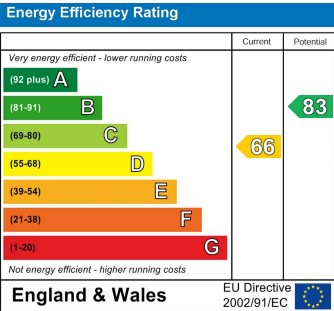
Rear

To the rear of the property is a private mature west facing garden with a lawn, various plants and shrubs, a paved patio area, an outdoor power socket, courtesy lighting and panelled fencing

DISCLAIMER

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Approx. Gross Internal Area of the Ground floor:
512.69 Sq Ft - 47.63 Sq M
Approx. Gross Internal Area of the Entire Property:
1109.01 Sq Ft - 103.03 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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Approx. Gross Internal Area of the 1st floor:
596.32 Sq Ft - 55.4 Sq M
Approx. Gross Internal Area of the Entire Property:
1109.01 Sq Ft - 103.03 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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