Robert Ellis

look no further...

Lodge Road,
Long Eaton, Nottingham
NG10 1AP

£230,000 Leasehold

0115 946 1818

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A TWO BEDROOM SEMI DETACHED BUNGALOW OFFERED FOR SALE WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market this two bedroom semi detached bungalow situated in the very popular location of Lodge Road. The property offers ample off road parking to the front and a well maintained rear garden which backs onto the canal.

The property has been extended and benefits from a large kitchen opening to the dining room with additional lounge having patio doors leading to the rear garden, bathroom and two bedrooms, both with fitted wardrobes. There is a driveway to the side and to the rear there is an enclosed garden. The property is being sold with the benefit of NO UPWARD CHAIN.

The property is well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area which includes the Asda, Tesco and Aldi stores and many other retail outlets found in Long Eaton town centre, there are excellent 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, walks along the canal to Trent Lock and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus which takes you to Castle Donington and the airport and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Side entrance door into:

Kitchen
10'8 x 8'10 approx (3.25m x 2.69m approx)
Double glazed door to the side, double glazed windows to the side and rear, matching eye level wall and base units with work surface over, stainless steel sink and drainer, tiled flooring, part tiled walls, space for a cooker and fridge freezer.

Dining Room
8'7 max x 7'8 approx (2.62m max x 2.34m approx)
Double glazed window to the side, radiator and laminate flooring.

Inner Hallway
Loft access hatch and door to:

Lounge
10'1 x 16'5 approx (3.07m x 5.00m approx)
Double glazed patio doors to the rear, two radiators, coving to the ceiling and inset electric fire.

Bedroom 1
10'8 x 10' approx (3.25m x 3.05m approx)
Double glazed window to the front and radiator.

Bedroom 2
8'7 x 8'6 approx (2.62m x 2.59m approx)
Double glazed window to the front, radiator and built-in wardrobes.

Bathroom
Panelled bath, vanity wash hand basin, low flush w.c., fully tiled walls, wall mounted electric shower, double glazed window to the side.

Outside
Block paved drive to the front and side providing off road parking, lawned garden with shrubs and bushes to the borders and fencing to the boundaries. The side there is a secure door into the house and a door into the garage which is used for storage.

To the rear there is an enclosed garden with lawn, shrubs and bushes to the borders, patio area and fencing to the boundaries.

Directions
Proceed out of Long Eaton along Tamworth Road and prior to the canal bridge turn left into Wyvern Avenue, follow the road to the right and Lodge Road can be found as a turning on the right. Continue along and the property can be found on the right hand side.
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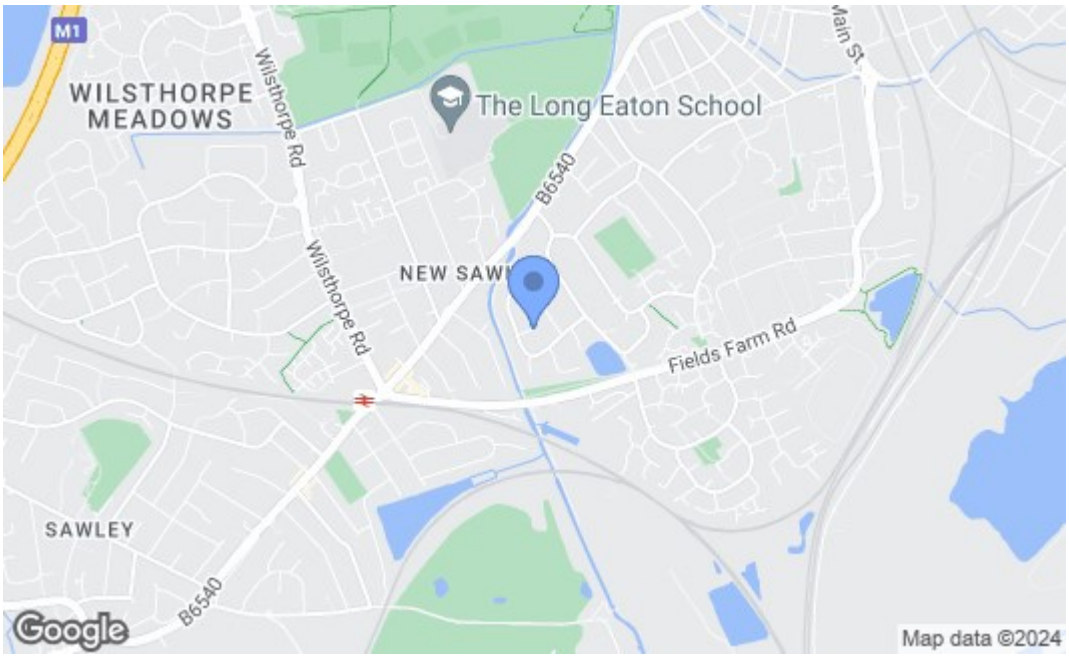
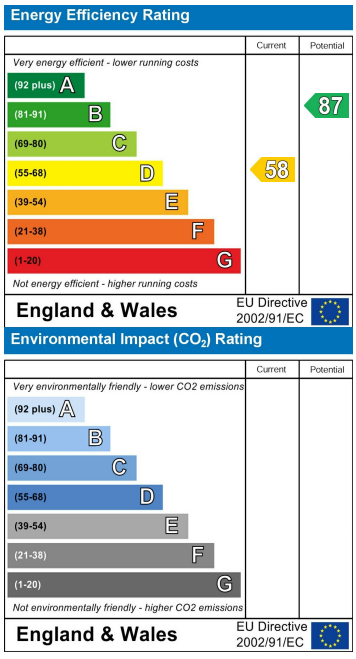
Agents Notes
The property is held leasehold with a 200 year lease which commenced 25.3.64. There is a ground rent of £15 p.a., to be vertified by a purchasers solicitor.

Council Tax
Erewash Borough Council Band B





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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818