

# Robert Ellis

*look no further...*



Lodge Road,  
Long Eaton, Nottingham  
NG10 1AH

**£259,995 Freehold**

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/robertellisestateagent



@robertellisea



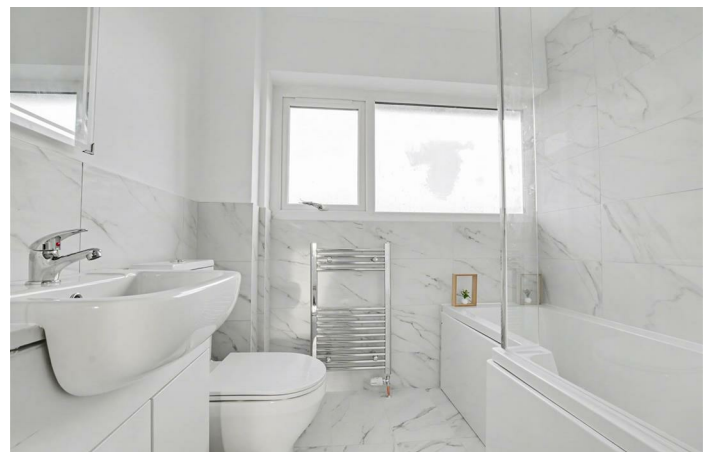
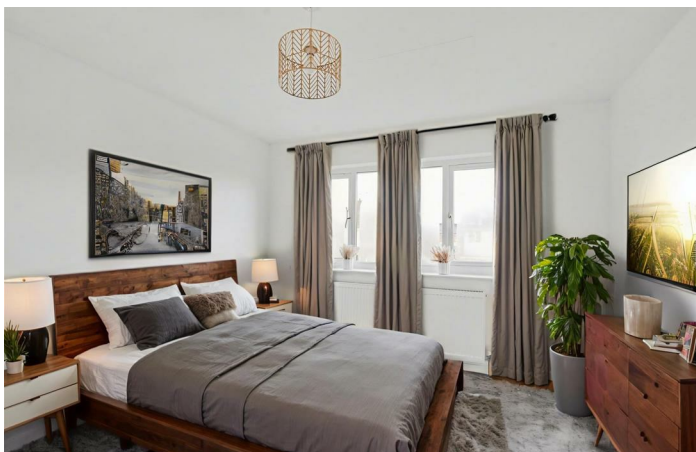


THIS IS AN EXTENDED AND UPGRADED THREE BEDROOM SEMI DETACHED HOUSE WHICH IS POSITIONED ON A CORNER PLOT IN THIS ESTABLISHED AND POPULAR RESIDENTIAL AREA.

Being located on Lodge Road, this three bedroom property has been upgraded by the current owner and now offers tastefully finished accommodation with new floor coverings throughout. The property has double glazing, has been re-wired and also has a new gas central heating system and for the size and layout of the extended accommodation to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in the property for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof and benefiting from gas central heating and double glazing, includes an extended reception hall with a ground floor w.c. off, a lounge, a separate sitting or dining room and the exclusively fitted and equipped kitchen is positioned at the front of the house and this has new Shaker style units and integrated appliances. To the first floor the landing leads to the three bedrooms and the newly fitted luxurious bathroom which has a white suite with a mains flow shower system over the bath. Outside there are lawned gardens with fencing to the boundaries extending to three sides of the house with a newly laid patio to the rear and there is also an off road parking space provided at the side of the property.

The property is within easy reach of Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, excellent schools for all ages are only a few minutes walk away and the 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, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Front Door

Stylish composite front door with two inset opaque double glazed panels leading to:

### Reception Hall

The extended reception hall has stairs with a balustrade leading to the first floor, radiator, cloaks cupboard, carpeted flooring, panelled doors leading to the ground floor w.c., cloakroom, lounge and kitchen.

### Ground Floor w.c.

Having a newly fitted white low flush w.c. and hand basin with mixer tap and a cupboard under, double glazed window and tiled flooring.

### Lounge/Sitting Room

18'5 x 14'1 to 9'5 approx (5.61m x 4.29m to 2.87m approx)  
Double glazed internal window and a walk way through to the dining/sitting area, two radiators, eight power points and carpeted flooring.

### Dining/Sitting Area

14'9 x 6'9 approx (4.50m x 2.06m approx)  
Double glazed patio doors leading out to the rear garden and two full height double glazed windows to the side, radiator and four power points.

### Kitchen

11'6 x 8'4 approx (3.51m x 2.54m approx)  
The newly fitted kitchen has Shaker style units and includes a sink with a mixer tap and a four ring gas hob set in a work surface which extends to two walls with drawers, an oven, integrated dishwasher, cupboards and space for an automatic washing machine below, work surface with an integrated fridge and cupboard beneath, built-in cupboard housing the electric consumer unit and electric meter, tiling to the walls by the work surface areas, double glazed window to the front, full height double glazed door leading out to the side of the property, radiator and recessed lighting to the ceiling.

### First Floor Landing

The balustrade continues from the stairs onto the landing and there are panelled doors leading to the bedrooms and bathroom, two power points, hatch to loft and the Worcester Bosch boiler is housed in a built-in cupboard.

### Bedroom 1

11'6 x 10'7 approx (3.51m x 3.23m approx)  
Double glazed window to the front, radiator, six power points and carpeted flooring.

### Bedroom 2

11'8 x 11'3 to 10'5 approx (3.56m x 3.43m to 3.18m approx)  
Double glazed window to the rear, radiator, carpeted flooring and six power points.

### Bedroom 3

7'11 x 6'11 approx (2.41m x 2.11m approx)  
Double glazed window to the rear, radiator, carpeted flooring and an internal high level window providing natural light to the landing.

### Bathroom

The newly fitted bathroom has a white suite including a P shaped bath with a mixer tap and mains flow shower having a rainwater shower head and hand held shower, tiling to three walls and a glazed protective screen, low flush w.c. and hand basin with a mixer tap and double cupboard under and a mirror with a light to the wall above, double glazed window, chrome towel radiator, tiled walls to the sink and w.c. areas and tiled flooring.

### Outside

At the front of the property there is a lawn with established borders to the sides and a path leads to the main entrance door at the front of the house. The lawn extends down the right hand side of the property where there are further borders and low level fencing to the boundary and there is an off road parking area accessed from the road at the side.

At the rear of the property there is a newly laid slabbed patio and further lawned garden area with fencing to the rear and side boundaries, there is outside lighting around the property and an external water supply is provided.

### 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.  
9054MP

### Agents Notes

There are AI photos on this property.

### Council Tax

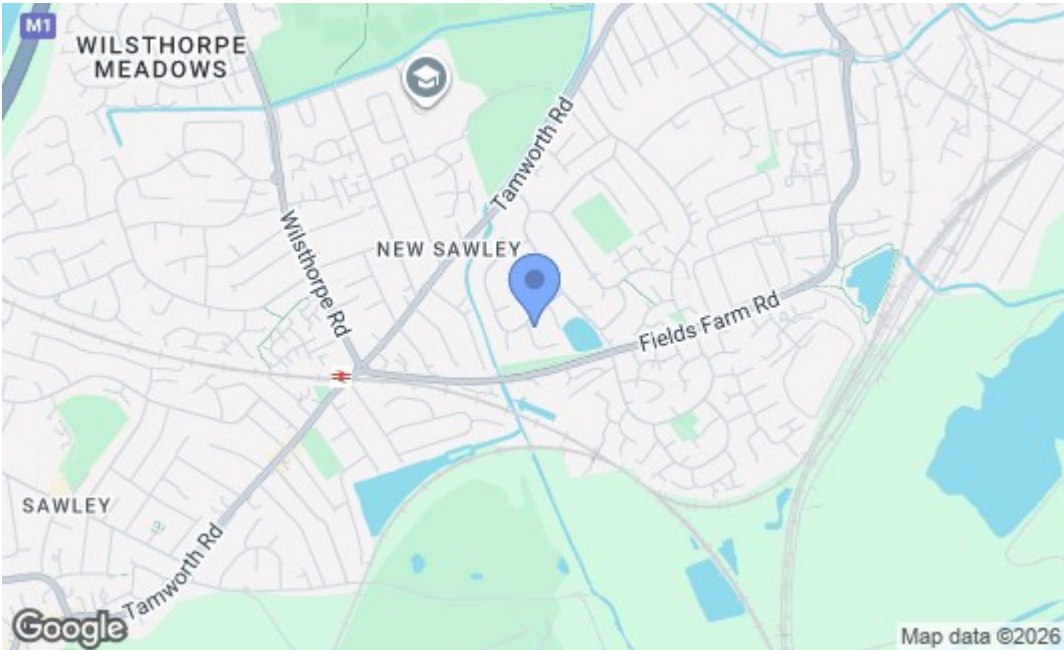
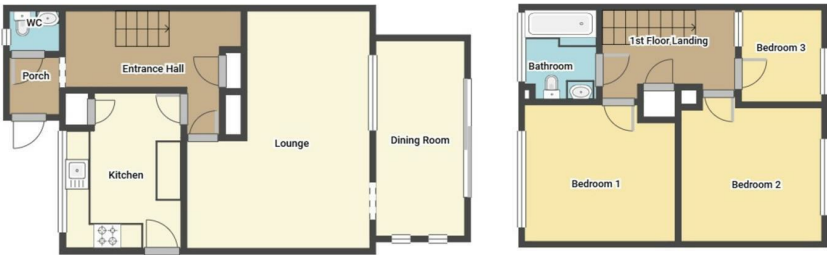
Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky, Virgin  
Broadband Speed - Standard 13mbps Superfast 76mbps Ultrafast 1800mbps  
Phone Signal – EE, O2, Three, Vodafone  
Sewage – Mains supply  
Flood Risk – No flooding in the past 5 years  
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	76	81
(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.