

HoldenCopley

PREPARE TO BE MOVED

Lodge Farm Lane, Arnold, Nottinghamshire NG5 8HR

£220,000

NO UPWARD CHAIN...

This two-bedroom semi-detached house, situated in the popular location of Arnold, offers ample space and potential throughout. Meticulously maintained and available with no upward chain, it presents an excellent opportunity for prospective buyers. The property boasts a welcoming entrance hall leading to a spacious living room and a fitted kitchen on the ground floor. The first floor features a generous master bedroom with ample built-in storage, a second comfortable bedroom, and a three-piece bathroom suite. Externally, the house is complemented by a front driveway with convenient garage access, while the rear showcases a low-maintenance garden adorned with various decorative plants and shrubs. Located close to local amenities, excellent transport links, good school catchment areas, and picturesque countryside, this residence perfectly balances convenience and tranquility.

MUST BE VIEWED



- Semi-Detached House
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite
- Low Maintenance Garden
- Driveway & Garage
- Popular Location
- No Upward Chain
- Must Be Viewed

GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, a radiator, coving to the ceiling, a UPVC double-glazed window to the front elevation, and a single UPVC door providing access into the accommodation.

Living Room

14'7" x 12'10" (4.46m x 3.92m)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, coving to the ceiling, a radiator, a TV point, wall-light fixtures, a feature fireplace with a decorative surround, and carpeted stairs with decorative wooden spindles.

Kitchen

12'10" x 8'10" (3.92m x 2.70m)

The kitchen has a range of fitted base and wall units with worktops, a sink and a half with a mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, space for a dining / breakfast table, vinyl flooring, tiled splashback, a radiator, recessed spotlights, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access to the garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, access to the loft, and provides access to the first floor accommodation.

Bedroom One

9'6" x 12'7" (2.92m x 3.85m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, an in-built cupboard, and an in-built wardrobe.

Bedroom Two

11'1" x 7'0" (3.39m x 2.14m)

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

Bathroom

7'8" x 5'6" (2.36m x 1.69m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a wall-mounted vanity cabinet, a panelled bath with an overhead shower fixture, a radiator, partially tiled walls, wood-effect flooring, an extractor fan, and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved gated driveway with gravel, a range of plants and shrubs, courtesy lighting, and access into the garage.

Garage

17'5" x 8'0" (5.31m x 2.46m)

The garage houses the boiler, and has power points, lighting, a single door to access the garden, and an up and over door opening out onto the front driveway.

Rear

To the rear of the property is a private enclosed low maintenance garden with patio and gravelled areas, a range of mature plants and shrubs, external lighting, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast 1000 Mbps - download / 220 Mbps - available

Phone Signal – Mostly good coverage 3G / 4G / 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - low risk of surface water flooding / very low risk of flooding from rivers and the sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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