

HoldenCopley

PREPARE TO BE MOVED

Lodge Farm Lane, Arnold, Nottinghamshire NG5 8HR

Guide Price £260,000 - £290,000

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GUIDE PRICE: £260,000 - £280,000

LOCATION, LOCATION, LOCATION...

This well-presented three-bedroom detached house, nestled in the popular location of Arnold, offers an ideal living space for first-time buyers or families. Arnold boasts a fantastic array of local amenities, excellent school catchments, and convenient commuting links, all set against the backdrop of scenic countryside. The ground floor welcomes you with an entrance hall leading into a functional kitchen and a spacious lounge-diner, perfect for family gatherings, with sliding patio doors that open directly to the garden. Upstairs, three comfortable bedrooms are serviced by a bathroom suite. Externally, the property features a driveway to the front, leading to a garage that doubles as valuable storage and a flexible space currently utilised as a home gym. The private, tiered rear garden is designed for relaxation and entertainment, with multiple seating areas that make the most of the outdoor space.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Spacious Lounge-Diner
- Fitted Kitchen
- Garage & Versatile Gym Space
- Three-Piece Bathroom Suite
- Off-Road Parking
- Well-Maintained Tiered Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

8'5" x 3'10" (2.57 x 1.19)

The entrance hall has wooden flooring, a radiator, a wall-mounted consumer unit, and a single UPVC door providing access into the accommodation.

Kitchen

12'0" x 7'8" (3.66 x 2.35)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a sink with a mixer tap and drainer, space for a cooker, space and plumbing for a washing machine, space for a fridge freezer, wooden flooring, tiled splashback, a radiator, and a UPVC double-glazed window to the front elevation.

Lounge - Diner

16'1" x 14'0" (4.91 x 4.28)

The lounge has carpeted flooring, a TV point, a wood-effect feature wall with a recessed chimney breast alcove and a feature fireplace, a radiator, carpeted stairs with wooden spindles, coving to the ceiling, and a sliding patio door opening out to the rear garden.

FIRST FLOOR

Landing

6'10" x 5'9" (2.10 x 1.76)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, coving to the ceiling, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

13'6" x 9'9" (4.14 x 2.99)

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

Bedroom Two

12'0" x 9'10" (3.67 x 3.00)

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

Bedroom Three

7'10" x 7'9" (2.39 x 2.38)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and coving to the ceiling.

Bathroom

10'6" x 5'10" (3.21 x 1.78)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a mains-fed shower, in-built cupboards, a radiator, fully tiled wall, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway with access into the garage, courtesy lighting, and side access to the rear garden.

Garage

8'7" x 5'11" (2.62 x 1.81)

The garage has an up and over door opening out onto the front driveway.

Gym

9'3" x 8'0" (2.83 x 2.45)

This versatile space has a UPVC double-glazed obscure window to the side elevation, power points, and lighting.

Rear

To the rear of the property is a private enclosed garden with a patio area, a bespoke sheltered area, timber steps leading up to a lawn, further timber steps leading up to a raised decking area, external lighting, railway sleepers, planted borders, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media
Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps

(upload)
Phone Signal – Mostly 4G coverage
Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Sewage – Mains Supply
Flood Risk Area - Low risk for surface water / very low risk for rivers & sea
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

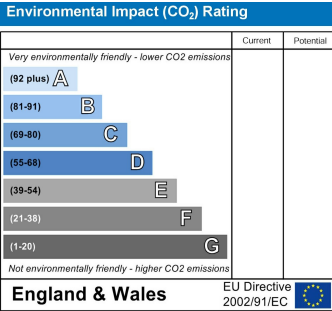
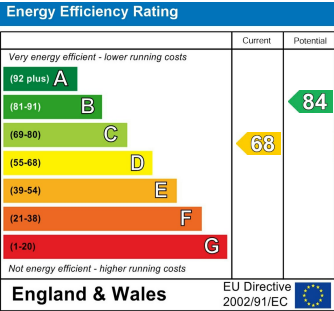
Council Tax Band Rating - Gedling Borough Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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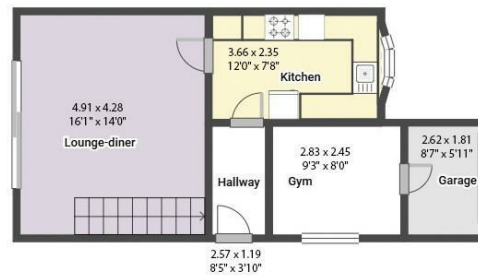
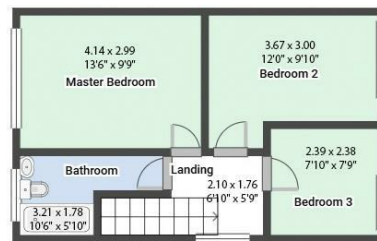
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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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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