

Arnold

Lodge Farm Lane
Nottingham NG5 8HR

DavidJames
the estate agent



Property floor plan & measurements



GROUND FLOOR

Lounge
7.22m x 3.61m
(23'8" x 11'10")

Orangery
3.99m max x 3.10m max
(13'1" max x 10'2" max)

Dining Kitchen
7.32m x 4.06m
(24'0" x 13'4")

Home Office/Family Room/Bedroom Five
5.11m x 2.41m
(16'9" x 7'11")

WC

1.95m x 0.98m
(6'5" x 3'3")

Garage with Utility Area
5.11m x 2.49m
(16'9" x 8'2")

FIRST FLOOR

Bedroom One
4.09m x 3.74m
(13'5" x 12'3")

En-suite
3.12m max x 2.64m max
(10'3" max x 8'8" max)

Bedroom Two

4.72m x 3.23m
(15'6" x 10'7")

Bedroom Three
4.17m x 3.23m
(13'8" x 10'7")

Bedroom Four
3.58m max x 3.12m max
(11'9" max x 10'3" max)

Shower Room
2.44m x 1.50m
(8'0" x 4'11")

190.1 sq metres
(2046.6 sq feet)

Total Area
(Approx)

Gedling
Borough Council

Band
E

Disclaimer

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property.

All services, together with electrical fittings or fitted appliances have NOT been tested.

All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only.

The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing.

COUNCIL TAX BAND RATING

This information was obtained through the directgov website. David James offer no guarantee as to the accuracy of this information.

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(A)

Guide Price

£450,000

Detached House

4/5 bedrooms

EPC Rating

C (71)

Tenure

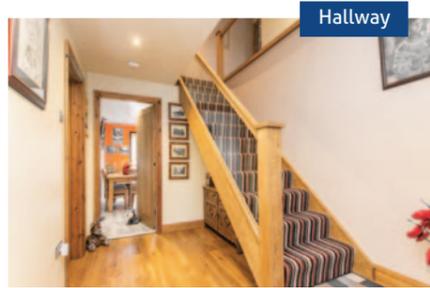
Freehold



Arnold Branch

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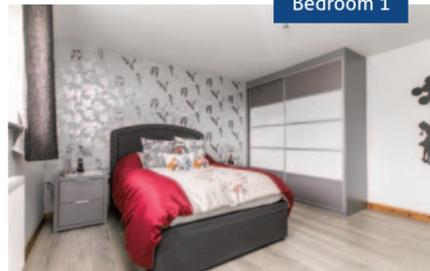
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Hallway



Orangery



Bedroom 1



En-suite



Lounge



Bedroom 2



Family Shower Room

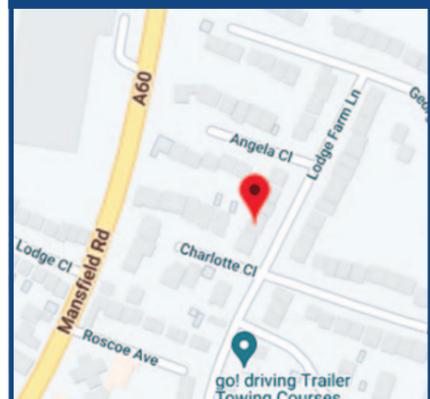


Rear



Garden

Location Map



Please note that the pin on the map may not show the exact location of the property

Key Features

- ✓ Beautifully presented detached family home
- ✓ 4/5 bedrooms (home office/sitting room/bedroom 5)
- ✓ Spacious lounge with feature gas fire
- ✓ Versatile orangery with French doors
- ✓ Impressive entrance hall with cloakroom/WC
- ✓ Stunning open plan dining kitchen
- ✓ Fantastic master en-suite shower room
- ✓ Modern family shower room/WC
- ✓ Low maintenance garden with patio area
- ✓ Block paved parking leading to a garage with utility area

Summary

A beautifully presented four/five bedroom detached family home within walking distance of Arnold's excellent amenities and The Redhill Academy!

There's an impressive entrance hall with cloakroom/WC, spacious lounge with an adjoining versatile orangery, a second sitting room (current home office/potential bedroom 5) as well as a stunning open plan dining kitchen with a feature central island whilst upstairs, the bedrooms are complemented by a variety of fitted wardrobes, a fantastic concealed master en-suite as well as a beautiful modern family shower room. Outside, the property boasts a low maintenance garden with an initial patio area, block paved parking for multiple vehicles to the front as well as a garage with a useful utility area to the rear. Viewing highly recommended!

Stamp Duty Rates

First time purchase

£7,500.00

Buying your next home

£12,500.00

Additional or buy to let property

£26,000.00

For more information visit
www.david-james.com/stampduty