

HoldenCopley

PREPARE TO BE MOVED

Lodge Road, Long Eaton, Derbyshire NG10 1AP

Guide Price £280,000 - £300,000

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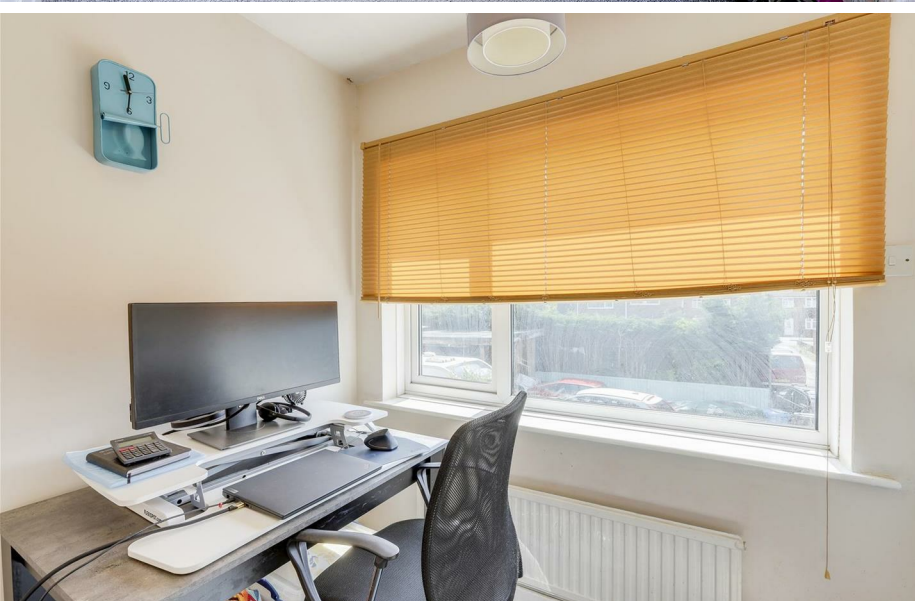
GUIDE PRICE: £280,000 - £300,000

SPACIOUS FAMILY HOME WITH CANAL ACCESS....

This well-presented four-bedroom detached home is situated on a quiet private cul-de-sac with only six neighbouring properties, tucked away just off Lodge Road in Long Eaton. Perfectly positioned for families, this home offers easy access to excellent schools, local shops, and transport links including the M1 and A52, with East Midlands Airport just a short journey away. Internally, the property offers generous and versatile accommodation throughout. The heart of the home is a bright and airy open-plan lounge diner, featuring two sets of anthracite grey French doors that flood the space with natural light and open out to the rear garden – ideal for entertaining or enjoying a peaceful evening in. A feature multi-fuel burner adds warmth and character, while a wall of bespoke storage adds practical appeal. The modern kitchen is fitted with a range of cream gloss units, various appliances and access to the side of the house, all finished to a high standard. Upstairs, the landing leads to four well-proportioned bedrooms and a contemporary family bathroom which has been recently updated. Outside, the property continues to impress with a generous block-paved and gravel driveway offering off-road parking for multiple vehicles, along with an integral garage for additional storage. To the rear, the beautifully maintained garden offers a decked seating area, lawn, mature planting, and a gate leading directly onto the picturesque canal path — perfect for morning strolls or evening sunsets.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Fitted Kitchen With Appliances
- Open Plan Living & Dining Room
- Cosy Multi-Fuel Burner
- WIFI-Controlled Heating System
- Three-Piece Bathroom Suite
- Private Garden Backs Onto Canal
- Driveway For Multiple Cars & Integral Garage
- Quiet Cul-De-Sac Location





GROUND FLOOR

Entrance Hall

11'10" x 6'0" (max) (3.63m x 1.84m (max))

The entrance hall has herringbone-style vinyl flooring, carpeted stairs, a radiator, a UPVC double-glazed obscure window to the front elevation, and a single UPVC door providing access into the accommodation.

Kitchen

13'9" x 7'1" (4.20m x 2.17m)

The kitchen has a range of fitted gloss base and wall units with worktops, a composite sink and a half with a swan neck mixer tap and drainer, an integrated double oven, a four ring gas hob with an extractor fan, a freestanding fridge freezer, washing machine and dishwasher, herringbone-style vinyl flooring, tiled splashback, recessed spotlights, a UPVC double-glazed window to the front elevation, and a single UPVC door providing side access.

Living/Dining Room

21'10" x 12'0" (max) (6.68m x 3.66m (max))

The open plan living and dining room has carpeted flooring, a TV point, a Mendip Churchill multi-fuel burner with a plate to the floor and behind, a radiator, fitted wall-to-wall display cabinet and storage cupboards, full height anthracite double-glazed windows to the rear elevation, and two sets of double anthracite doors providing access to the rear garden.

Garage

16'2" x 8'0" (4.93m x 2.44m)

The garage has power points, lighting, and an up and over door opening out onto the front driveway.

FIRST FLOOR

Landing

15'0" x 7'10" (max) (4.59m x 2.40m (max))

The landing has a UPVC double-glazed window to the front elevation, carpeted flooring, access to the boarded loft with lighting, and provides access to the first floor accommodation.

Bedroom One

12'0" x 11'7" (max) (3.66m x 3.55m (max))

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

Bedroom Two

12'0" x 8'0" (3.66m x 2.44m)

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

Bedroom Three

9'11" x 8'11" (3.03m x 2.74m)

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

Bedroom Four

7'1" x 6'8" (2.18m x 2.05m)

The fourth bedroom has a UPVC double-glazed window to the front elevation, exposed flooring, and a radiator.

Bathroom

8'2" x 7'11" (max) (2.49m x 2.42m (max))

The bathroom has a concealed dual flush WC combined with a sunken wash basin and fitted storage cupboards, a double-ended bath with central taps, a mains-fed shower and a shower screen, a chrome heated towel rail, vinyl flooring, fully tiled walls, recessed spotlights, an extractor fan, and two UPVC double-glazed obscure windows to the side elevation.

OUTSIDE

Front

To the front of the property is a block-paved and gravelled driveway for multiple cars, external lighting, access into the garage, and side gated access to the rear garden.

Rear

To the rear, the property benefits from a private and enclosed garden featuring a decked seating area with a roll-out canopy, external lighting, and raised planters. There's a lawned section, a timber shed, a greenhouse, and a variety of mature trees, plants, and shrubs, all enclosed by fence panelled boundaries with gated access leading to the canal.

ADDITIONAL INFORMATION

Broadband Networks Available - Openreach

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)Phone Signal – 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+

Flood Risk Area - Low risk for rivers & sea / very low risk for surface water

Non-Standard Construction – No

Any Legal Restrictions – The access road is unadopted.

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band D

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.

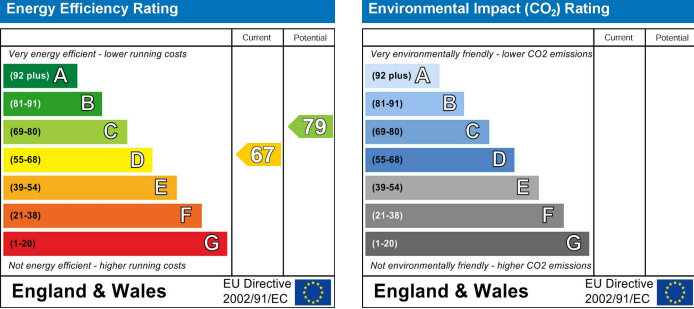
The vendor has advised the following:

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 licence 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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