

# Emma Terry Homes

*moving made personal*



## 7 Lodge Farm Lane

Arnold, Nottingham, NG5 8HR

Offers over £225,000





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## Offers over £225,000

This two bedroom semi-detached house is well presented throughout, offering spacious accommodation in the desirable area of Arnold/Redhill. The property is within close proximity to a range of shops, eateries and transport links into the City Centre.

Internally to the ground floor is an entrance hall, spacious living room and a fitted kitchen/diner. The first floor holds two good sized bedrooms both serviced by a three piece bathroom suite.

Outside to the front is a driveway and access to the garage both providing ample off street parking with a decorative garden and to the rear is a large enclosed garden, perfect for summer!

Don't miss out on the opportunity to make this lovely house your new home.



Entrance door leads through to:

### PORCH

Central heating radiator and door through to:

### LIVING ROOM

14'6" x 12'10" (4.44m x 3.93m)

Central heating radiator, fireplace with a marble effect hearth with wooden surround and a UPVC double glazed window to the front elevation.

### KITCHEN/DINER

8'11" x 12'10" (2.72m x 3.93m)

Fitted with a range of wall and base units, built in

Cooke & Lewis electric oven gas hob and extractor over, stainless steel sink with mixer tap, part tiled walls, UPVC double glazed window to the rear elevation, UPVC double glazed french doors to garden and space for dining table.

### STAIRS & LANDING

### BEDROOM ONE

12'6" x 9'8" (3.83m x 2.95m)

Central heating radiator, built-in wardrobe and a UPVC double glazed window to the front elevation.

## BEDROOM TWO

6'3" x 11'1" (1.91m x 3.40m)

Central heating radiator and a UPVC double glazed window to the rear elevation.

## BATHROOM

Fitted with a panel bath with shower over, low level W.C, hand wash basin, central heating radiator, part tiled walls, extractor fan and UPVC double glazed obscure window to the rear elevation.

## OUTSIDE

Garage - 2.27m x 4.89m (7'5" x 16'0") - Up and over door to the front, power, lighting and single

door to rear garden.

Front - To the front is a block paved driveway providing off street parking, a grassed area with a wall and access to the garage.

Rear - To the rear is an enclosed large garden with a lawn, patio area, decorative pebbled and slate areas with plants and shrubs with a fence surround.

















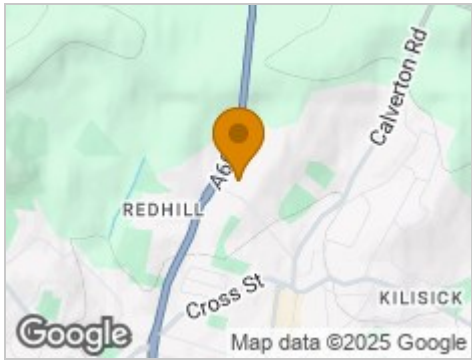
Road Map



Hybrid Map



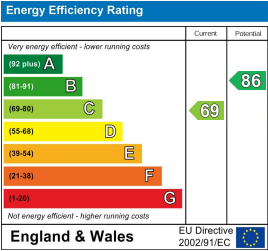
Terrain Map



Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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