



Lodge Road,  
Long Eaton, Nottingham  
NG10 1AP

**Price Guide £200-210,000  
Freehold**



A THREE BEDROOM SEMI DETACHED HOME OFFERING AN EXTENSIVE REAR GARDEN, NO UPWARD CHAIN AND EXCELLENT POTENTIAL, SITUATED IN A POPULAR LOCATION ON LODGE ROAD, LONG EATON.

Robert Ellis are pleased to bring to the market this semi detached property which offers a fantastic opportunity for buyers looking to modernise and create a home to their own specification. The accommodation includes a lounge, dining area and kitchen, along with three bedrooms, providing versatile living space for a range of purchasers. The property benefits from a converted garage, a further detached garage, and sits on a plot with an extensive rear garden, ideal for those seeking outdoor space. Offered to the market with no onward chain, the property is located in a popular area of Long Eaton, ideally positioned for walks along the canal, fishing (subject to permit), and is within easy reach of Long Eaton train station, local shops and amenities. An internal viewing is highly recommended to fully appreciate the potential on offer.

The property is only a few minutes drive away from Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are schools for all ages within walking distance of the property, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Entrance Hall

Double glazed door to the side, stairs to the first floor, radiator, laminate flooring and doors to the kitchen and lounge.

## Lounge

15'5 x 12'11 approx (4.70m x 3.94m approx)  
Double glazed sliding patio doors to the rear, radiator, coving, gas fire (not tested) with hearth and mantle.

## Kitchen

11'11 x 7'1 approx (3.63m x 2.16m approx)  
Double glazed window to the front, wall and base units with work surfaces over, integrated electric oven and four ring gas hob (not tested), wall mounted boiler, laminate flooring, space for a fridge freezer. Step down into:

## Dining Room

15'6 x 7'10 approx (4.72m x 2.39m approx)  
Double glazed window to the front, radiator and understairs storage cupboard.

## First Floor Landing

Access hatch to the loft which is fully boarded, doors to:

## Bedroom 1

15'4 into wardrobes x 8'11 approx (4.67m into wardrobes x 2.72m approx)  
Double glazed window to the front, range of fitted wardrobes, radiator.

## Bedroom 2

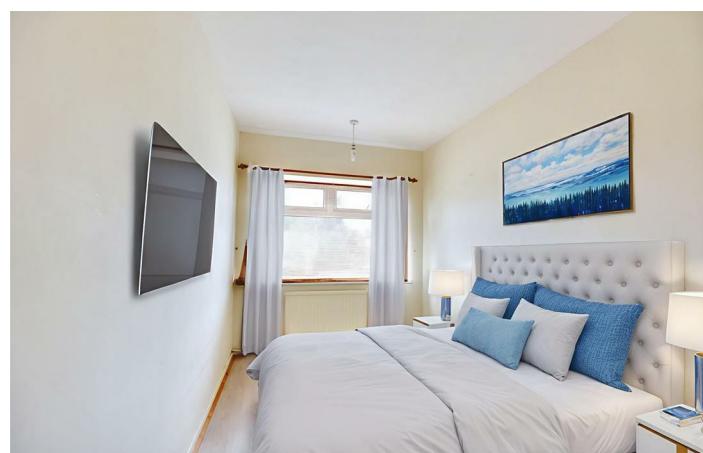
7'1 x 12'11 approx (2.16m x 3.94m approx)  
Double glazed window to the rear, radiator, laminate flooring.

## Bedroom 3

7'11 x 10'6 into wardrobe approx (2.41m x 3.20m into wardrobe approx)  
Double glazed window to the rear, radiator, laminate flooring.

## Bathroom

Two double glazed windows to the side, fully tiled walls, coving, low flush w.c., pedestal wash hand basin, panelled bath with electric shower over, radiator.



## Outside

There is off road parking to the front leading to the garage.

To the rear there is a long lawned garden which is enclosed by panelled fencing and there are two timber sheds.

## Garage

Single garage with an up and over door and rear pedestrian door, power and lighting.

## Directions

The property is best approached by leaving Long Eaton along Tamworth Road. Prior to the canal bridge turn left into Wyvern Avenue and bear right into Lodge Road.  
9002CO

## Council Tax

Erewash Borough Council Band B

## Additional Information

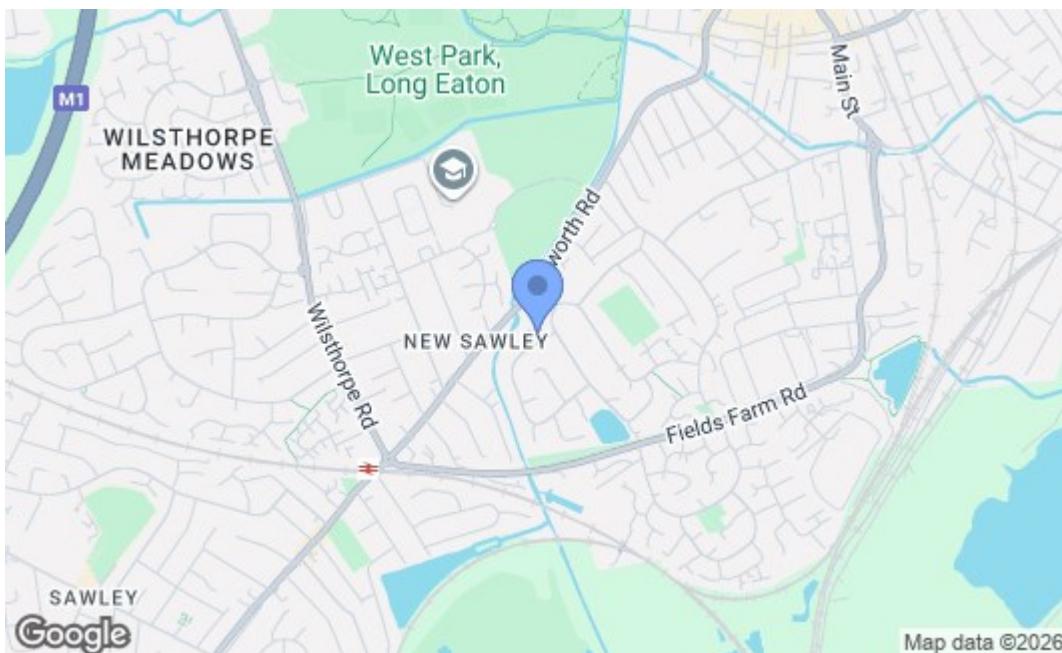
Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky, Virgin  
Broadband Speed - Standard 9mbps Superfast 40mbps  
Ultrafast 1800mbps  
Phone Signal – EE, 02, Three, Vodafone  
Sewage – Mains supply  
Flood Risk – No flooding in the past 5 years  
Flood Defenses – No  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No



GROUND FLOOR

Robert Ellis  
ESTATE AGENTS

1ST FLOOR



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

#### England & Wales

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

England & Wales

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.