

# Edwalton Lodge

Edwalton  
Nottingham  
NG12 4DT

Guide Price £750,000



 0115 841 1155



- Five-bedroom detached home
- Open plan kitchen diner
- Double garage and double driveway
- Highly regarded school catchment area
- Council Tax Band - G
- Family bathroom, en-suite and downstairs WC
- Front, side and rear garden
- Sought-after Edwalton location
- Viewing essential!
- Tenure - Freehold





0115 841 1155

## Edwalton Lodge Close, Edwalton, Nottingham, NG12 4DT

### Key Features

Located in the highly desirable area of Edwalton, on the sought-after address of Edwalton Lodge Close, this property is nestled on a generous plot with gardens to the front, side, and rear, alongside a separate double garage and double driveway. Offering an abundance of space, this home provides versatile family accommodation and is situated within highly sought-after school catchments. Early viewing is highly recommended.





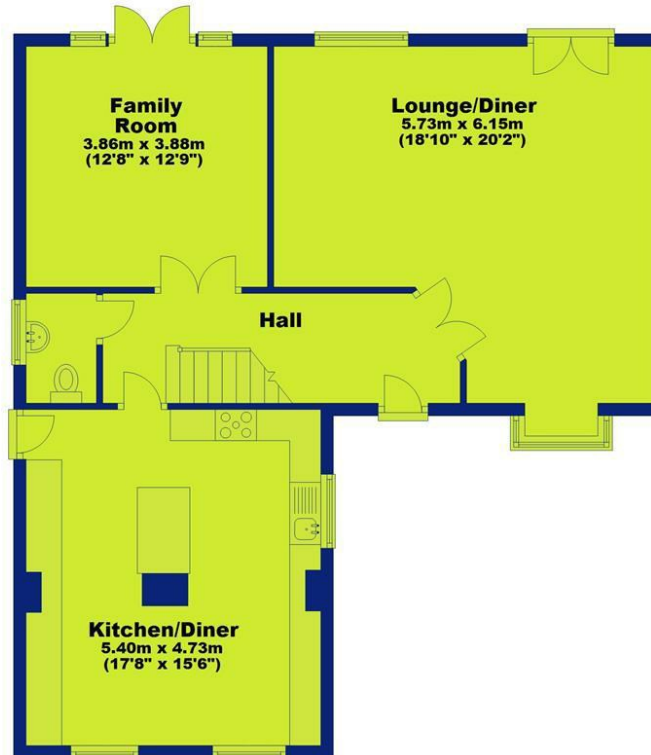
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## Edwalton Lodge Close, Edwalton, Nottingham, NG12 4DT



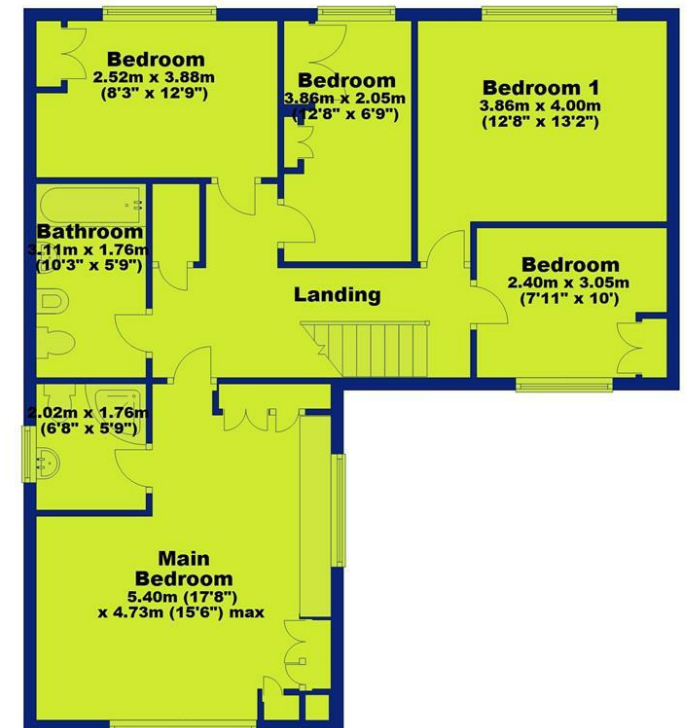
### Ground Floor

Approx. 84.3 sq. metres (907.3 sq. feet)



### First Floor

Approx. 84.0 sq. metres (904.0 sq. feet)



**Total area: approx. 168.3 sq. metres (1811.2 sq. feet)**





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### *Interested in this home?*

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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