



## Lodge Close Mancetter

O.I.R.O. **£244,995**

\*\*\* VERY SPACIOUS 3/4 BEDROOM HOME - FLEXIBLE ACCOMMODATION - TWO GARAGE'S \*\*\*. Offering this three storey family home having a pleasant position with excellent views to the front that can be enjoyed from the first floor balcony area located off the main living space. Internal viewing of this unique home is considered essential to appreciate the range of accommodation on offer.

## ENTRANCE HALL

Having a modern composite style entrance door with opaque double glazed side screens, stairs leading off to the first floor living accommodation, double panelled radiator, laminated wooden effect flooring, useful under stairs storage cupboard, internal door to the garage and further doors leading off to...

## UTILITY AREA

**7' 8" x 6' 8" (2.34m x 2.03m)**

Opaque double glazed door and window to the rear aspect, fitted double base unit, double eye level unit, roll edge work surface, space and plumbing for a washing machine, tiled splash back and a door to the WC.

## GROUND FLOOR STUDY/BEDROOM 4

**11' 8" x 8' 1" (3.56m x 2.46m)**

Laminated wooden effect flooring, double glazed French doors leading out to the rear garden and a modern tall grey radiator.

## GARAGE

**19' 4" x 8' 1" (5.89m x 2.46m)**

Having an up and over door, power and light, housing a newly fitted gas boiler (Nov 2022). This garage could easily be converted to provide a potential self contained living space on the ground floor for parent/s or teenager.

## LOUNGE/DINER

**27' 3" x 15' 2" maximum (8.31m x 4.62m)**

(L-Shaped) An excellent living space having French doors leading out to the front balcony area, stairs leading off to the first floor landing, two double panelled radiators, feature fireplace having a log effect gas stove, double glazed window to rear aspect and an arched opening to the kitchen.

## KITCHEN

**11' 8" x 6' 9" (3.56m x 2.06m)**

Double glazed window to rear aspect, double opening doors to a useful pantry style cupboard, range of fitted base and eye level units, roll edge work surfaces, inset low level electric oven, gas hob, low level appliance spaces.

## SECOND FLOOR LANDING

Door to a useful storage cupboard and further doors lading off to...

## BEDROOM ONE

**15' 2" x 9' 2" maximum (4.62m x 2.79m)**

Double glazed window to front aspect, single panelled radiator and a useful over stairs recess with hanging rail space.





## BEDROOM TWO

10' 6" x 8' 8" (3.2m x 2.64m)

Double glazed window to rear aspect and a single panelled radiator.

## BEDROOM THREE

10' 5" x 6' 2" (3.18m x 1.88m)

Double glazed window to rear aspect and a single panelled radiator.

## BATHROOM

6' 7" x 5' 5" (2.01m x 1.65m)

Opaque double glazed window to side aspect, wooden effect tiled floor, single panelled radiator, low level WC, pedestal wash hand basin, panelled bath with a Bristan electric shower over, tiled splash back areas.

## TO THE EXTERIOR

Located to the front of the property is a single driveway that also provides access to the integral garage. The rear garden is a good size having a paved patio, lawn, planted border and side gated access that also leads to the additional garage located in a block.

## ADDITIONAL GARAGE

15' 6" x 11' 0" (4.72m x 3.35m)

Having an up and over door, power and light.

**FIXTURES & FITTINGS:** Some items maybe available subject to separate negotiation.

**SERVICES:** We understand that all mains services are connected.

**TENURE:** We have been informed that the property will be FREEHOLD on completion, however we would advise any potential purchaser to verify this through their own Solicitor.

**COUNCIL TAX:** We understand this property has been placed in Council Tax Band C. (This information is provided from the Council Tax Valuation List Website).

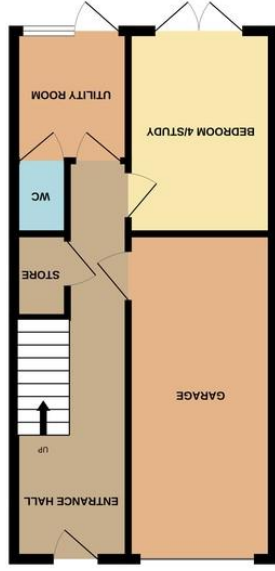
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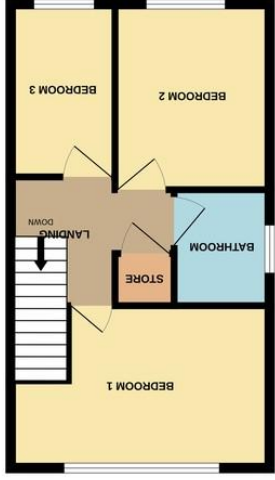
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GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



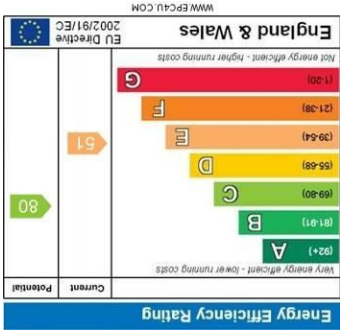
1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



2ND FLOOR  
385 sq.ft. (35.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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TOTAL FLOOR AREA: 1,262 sq.ft. (117.2 sq.m.) approx.



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