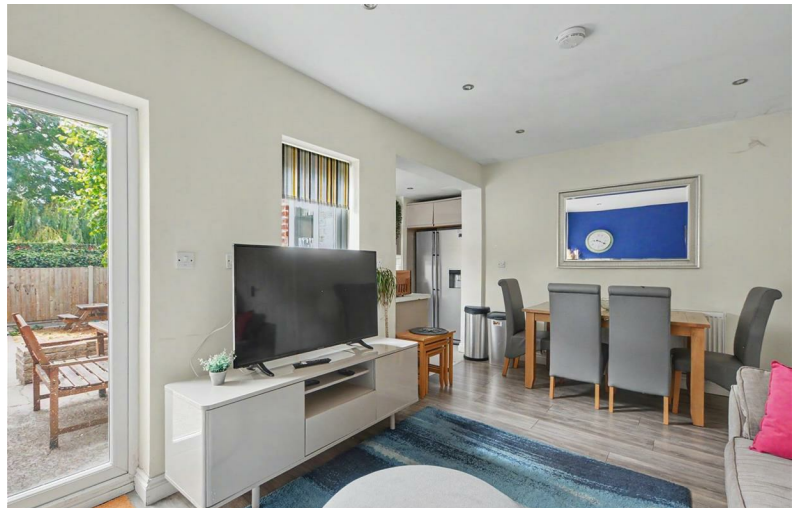




Dovecote Lane,
,
NG9 1JG

£350,000 Freehold



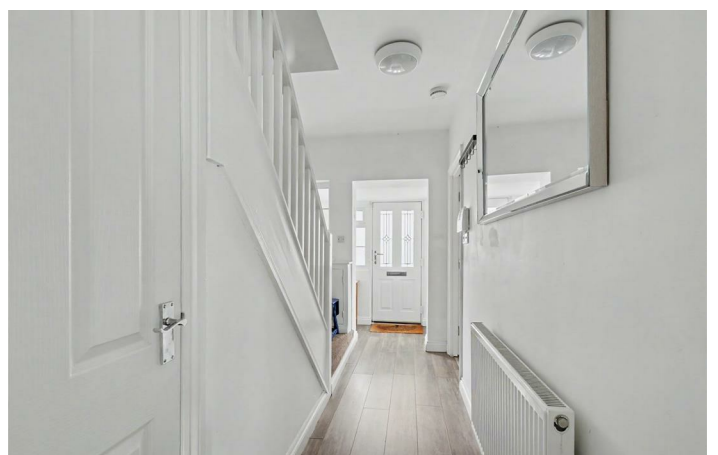
This delightful mid-terrace house presents an excellent opportunity for those seeking a comfortable and stylish home. With three well-proportioned bedrooms, this property is perfect for families or individuals looking for extra space. The two inviting reception rooms offer versatile living areas, ideal for both relaxation and entertaining guests.

The house has been thoughtfully upgraded and renovated, ensuring it is in a ready-to-move-into condition. This means you can settle in without the hassle of immediate renovations or repairs. The modern touches throughout the home blend seamlessly with its traditional charm, creating a warm and welcoming atmosphere.

The bathrooms are well-appointed, providing a functional space for your daily routines. The layout of the property maximises space and light, making it feel both spacious and cosy.

Dovecote Lane is a desirable location, offering a peaceful residential environment while still being conveniently close to local amenities, schools, and transport links. This property is not just a house; it is a place where you can create lasting memories.

Whether you are a first-time buyer or looking to downsize, this home is a fantastic choice. Do not miss the chance to make this lovely property your own.



Entrance Hall

A composite entrance door with flanking UPVC double glazed window to the front and UPVC double glazed window to the side, laminate flooring, stairs to the first floor, radiator, useful understairs storage cupboard and doors to the lounge diner and sitting room.

Sitting Room

12'0" x 11'5" (3.66m x 3.5m)

A carpeted reception room with spotlights, UPVC double glazed window to the front and radiator.

Lounge Diner

18'1" x 10'9" (5.53m x 3.3m)

Laminate flooring, spotlights, radiator, UPVC double glazed French doors and window to the rear and opening into the kitchen.

Kitchen

13'1" x 6'2" (4m x 1.9m)

Fitted with a range modern, wall, base and drawer units, work surfaces, one-and-a-half bowl sink and drainer with mixer tap, integrated electric oven with five-burner gas hob and extractor fan over, tiled flooring and splashbacks, space for American style fridge freezer, integrated washing machine and dishwasher, two UPVC double glazed windows to the side, spotlights and door to the shower room.

Shower Room

Incorporating a three-piece suite comprising corner shower, wash-hand basin inset to vanity unit, WC, tiled flooring and walls, wall-mounted heated towel rail, extractor fan and spotlights.

First Floor Landing

With stairs to the second floor and doors to the bathroom and two bedrooms.

Bedroom One

11'0" x 9'10" (3.37m x 3m)

A double bedroom with built-in storage cupboard, UPVC double glazed window to the rear, spotlights and radiator.

Bedroom Two

14'9" reducing to 7'9" x 12'0" reducing to 5'7" (4.51m reducing to 2.37m x 3.66m reducing to 1.71m)

A carpeted double bedroom with UPVC double glazed window to the front, radiator, spotlights and built-in storage cupboard.

Bathroom

Incorporating a four-piece suite comprising panelled bath, shower, pedestal wash-hand basin, WC, tiled flooring and walls, wall-mounted heated towel rail, spotlights, extractor fan, radiator, UPVC double glazed window to the rear and a built-in storage cupboard housing the main combination boiler.

Second Floor Landing

With door to the third bedroom.

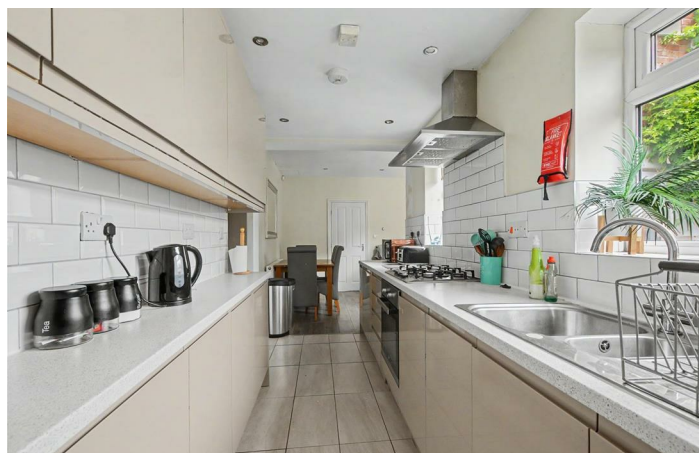
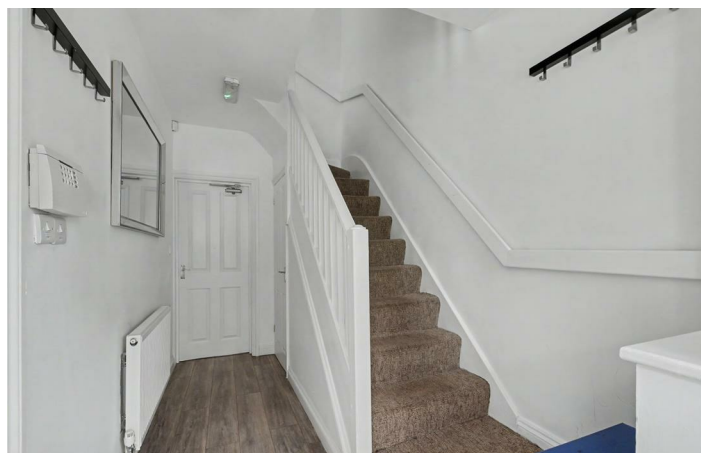
Bedroom Three

13'4" reducing to 9'4" x 10'6" (4.08m reducing to 2.85m x 3.21m)

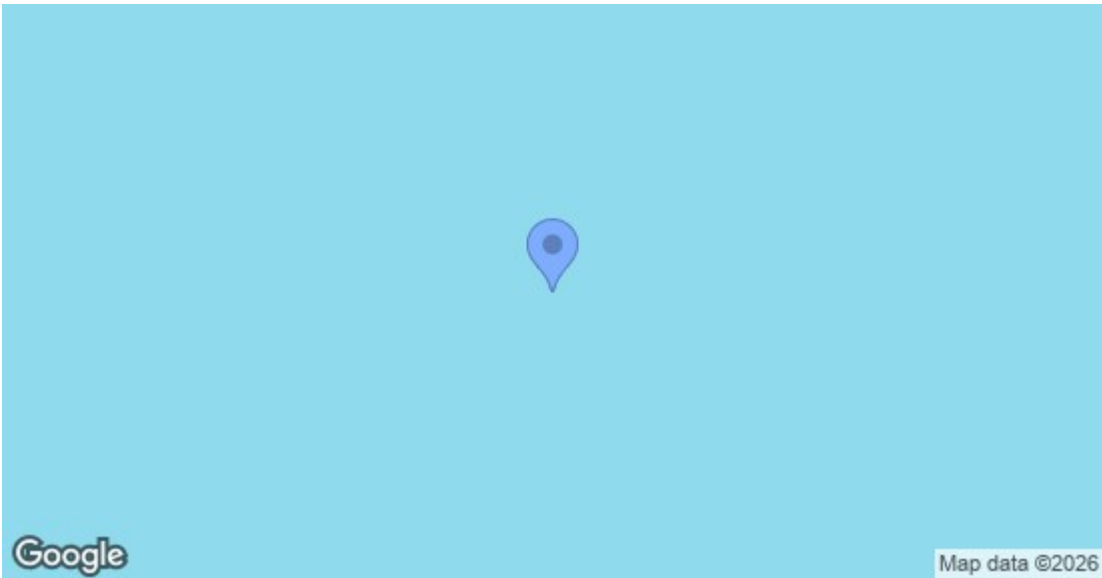
A carpeted double bedroom with spotlights, built-in storage cupboard, UPVC double glazed window to the rear and radiator.

Outside

To the front of the property you will find a gravelled driveway and to the rear there is a private and enclosed garden which includes a concrete patio overlooking the lawn beyond and fence boundaries.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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.