



Dovecote Lane,
Beeston, Nottingham
NG9 1JG

£350,000 Freehold

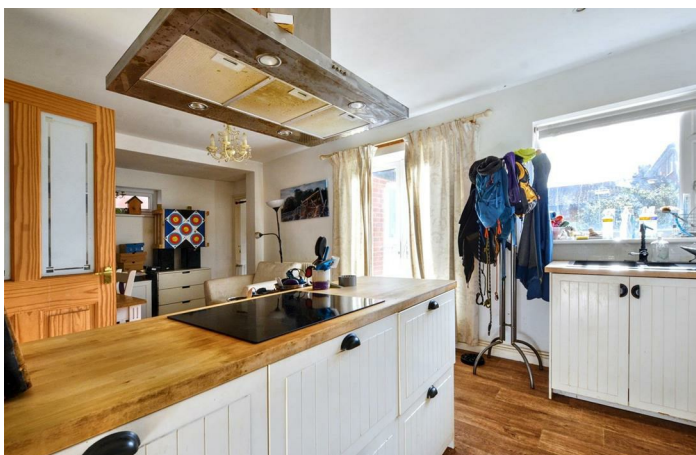


Situated on the popular Dovecote Lane, this delightful end terrace house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this home offers ample space for comfortable living. The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family.

The two bathrooms provide convenience and privacy, catering to the needs of a busy household. The layout of the house is thoughtfully designed, ensuring a harmonious flow between the living spaces.

Outside, you will find parking available for two vehicles, a valuable feature in today's busy world. The location on Dovecote Lane is not only picturesque but also conveniently situated, providing easy access to local amenities and transport links.

This property is a wonderful blend of comfort and practicality, making it an ideal choice for those seeking a welcoming home in a desirable area. Don't miss the chance to make this charming house your own.



Entrance Hall

A composite entrance door, UPVC double glazed window to the front, laminate flooring, built-in storage cupboard, two radiators, stairs to the first floor, and doors to the WC, utility room, kitchen diner, and lounge.

Lounge

13'0" x 10'10" (3.97m x 3.31m)

Laminate flooring, UPVC double glazed window to the front, and radiator.

Kitchen Diner

22'0" x 10'11" (6.72m x 3.33m)

With a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven and microwave, inset induction hob with extractor fan over, luxury vinyl flooring, integrated dishwasher, space for a fridge freezer, two radiators, useful pantry, UPVC double glazed French doors, and UPVC double glazed window to the rear and side, and door to the study.

Study

11'5" x 8'3" (3.48m x 2.52m)

A carpeted reception room with UPVC double glazed window to the rear and side, and radiator.

Utility

Fitted with a single sink and drainer unit, plumbing for a washing machine, Worcester combination boiler, and UPVC double glazed window to the side.

Downstairs WC

Fitted with a low-level WC, wash-hand basin inset to vanity unit, UPVC double glazed window to the side, and radiator.

First Floor Landing

with a radiator, and doors to the shower room, bathroom and three bedrooms.

Bedroom One

13'1" x 10'11" (4.01m x 3.33m)

A carpeted double-bedroom with UPVC double glazed window to the front, and radiator.

Bedroom Two

10'11" x 9'3" (3.35m x 2.84m)

A carpeted double bedroom with UPVC double glazed window to the rear, and radiator.

Bedroom Three

10'1" x 7'10" (3.08m x 2.41m)

With laminate flooring, UPVC double glazed window to the front, and radiator.

Bathroom

10'11" x 8'7" (3.34m x 2.64m)

Incorporating a three-piece suite comprising: a freestanding roll-top bath, pedestal wash-hand basin, low-level WC, tiled splashbacks, laminate flooring, radiator, two UPVC double glazed windows to the side, airing cupboard with radiator inside, and a loft hatch.

Shower Room

Comprising a corner shower, wash-hand basin inset to vanity unit, tiled splashbacks, laminate flooring, radiator, and UPVC double glazed window to the front.

Outside

To the front of the property, you will find a concrete driveway offering off-road parking, a range of mature shrubs, and gated side access leading to the private and enclosed rear garden, which includes a concrete patio, overlooking the lawn beyond, a range of mature trees and shrubs, useful storage shed, and fence boundaries.

Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

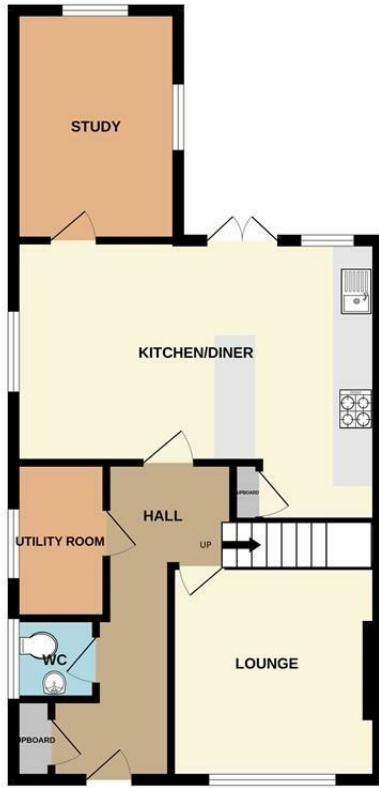
Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.



GROUND FLOOR

1ST FLOOR



34 DOVECOTE LANE, BEESTON, NG9 1JG

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 error, 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 operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		63	
(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			
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