



Dovecote Lane,  
Beeston, Nottingham  
NG9 1JG

**£375,000 Freehold**



An attractive traditionally styled extended three-bedroom end-terrace house.

Offering generous room sizes throughout, and an open plan kitchen diner and family room to the rear, this excellent property has retained much of its original character and charm, and now offers a most appealing living space complemented by modern fixtures and fittings throughout.

In brief the internal accommodation comprises: generous entrance hall with useful storage cupboards, low level WC, sitting room, kitchen diner with walk-in pantry, and family room, rising to the first floor are three double bedrooms and a bathroom.

Outside the property has a drive to the front with EV charger and to the rear has an enclosed and landscaped garden.

Tucked away in a sought-after and established residential location, yet convenient for Beeston Town Centre and train station, Dovecote Lane Park, the NET tram and a wide range of other useful facilities. This individual house is well worthy of viewing.



### Entrance Hall

A wooden panelled entrance door with glazed fan light, UPVC double glazed window to the side, stairs leading to the first floor landing, radiator, cloaks cupboard and further cupboard housing the boiler.

### WC

Fitted with a low level WC, wall mounted wash hand basin with tiled splashback and oval wooden window.

### Sitting Room

13'0" x 10'11" (3.96m x 3.33m )

UPVC double glazed window, radiator, and a solid fuel burner mounted upon a granite style hearth.

### Kitchen Diner

21'11" x 10'11" (6.69m x 3.35m )

With an extensive range of modern fitted wall and base units, quartz work surfacing with splashback, one and a half bowl sink and drainer unit with mixer tap, a 'Smeg' range-style electric cooker, integrated dishwasher, two radiators, one with a decorative cover, two UPVC double glazed windows, UPVC double glazed patio door to the rear garden, and walk-in pantry with fitted base unit, quartz work surfacing with splashback, shelving, integrated fridge and freezer.

### Family Room

12'7" x 8'7" (3.84m x 2.62m )

UPVC double glazed window and radiator.

### First Floor Landing

Velux window, inset ceiling spot lights, and loft hatch.

### Bedroom One

12'5" x 10'11" (3.79m x 3.34m )

UPVC double glazed window and radiator.

### Bedroom Two

14'10" x 7'10" (4.53m x 2.40m )

UPVC double glazed window and radiator.

### Bedroom Three

11'0" x 8'11" (3.36m x 2.73m )

UPVC double glazed window and radiator.

### Bathroom

10'7" x 8'11" (3.23m x 2.74m )

With a four piece suite in white comprising: low level WC, bath, wash hand basin inset to vanity unit, shower cubicle with mains controlled shower over, part tiled walls, fitted cupboards, plumbing for a washing machine, extractor fan, wall mounted heated towel rail, and two UPVC double glazed windows.

### Outside

To the front the property has a drive providing car standing with the EV car charger point beyond, and established borders with mature shrubs and trees and a tap. To the rear the property has a enclosed and landscaped garden, with outside tap, patio, decking, lawn, shed and stocked beds and borders, mature shrubs and trees.

### 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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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