





Plot I, Dove Lane, Long Eaton, Nottingham NGI0 4LP

£425,000 Freehold



THIS IS A RARE OPPORTUNITY TO PURCHASE WHAT WILL BE A STUNNING PAIR OF EDWARDIAN STYLE SEMI DETACHED PROPERTIES BEING BUILT ON THIS QUIET BACK WATER ROAD WHICH IS WELL PLACED FOR QUICK ACCESS TO ALL THE AMENITIES AND FACILITIES PROVIDED BY THE AREA. BOTH PROPERTIES WILL BE SOLD WITH THE OPTION TO PURCHASE A PURPOSE BRICK BUILT GARAGE WITH A ROOM ABOVE WHICH IS IDEAL FOR A HOME OFFICE OR SOMETHING SIMILAR.

Robert Ellis are very pleased to be instructed to market this pair of large Edwardian style properties which are presently in the course of being constructed and although the properties will have an attractive traditional appearance, they will include all you would expect from a new home being built today with high levels of insulation throughout which will make what will be beautiful homes very efficient properties to run in terms of energy efficiency.

The properties will have accommodation arranged on two floors and will be entered through the front door into spacious hallways, off which there will be a cloaks/w.c. and an impressive staircase taking you to the first floor. There will be exclusively fitted dining/living kitchens which will have roof windows and French double opening doors leading out to the rear gardens. From this focal point of the house there will be double opening doors leading into a sitting room and there is a door from the kitchen taking you to a most useful utility room which also has a door connecting into the main reception hall. The sitting room is positioned at the front of the house and has a box bay window at the front and this room could alternatively be a play room, study or something similar and overall the property will provide very spacious ground floor living space which we feel will appeal to people looking for something of a unique property in what is a lovely location.

To the first floor the landing leads to the main bedroom which is positioned to the rear of the property and will have a luxurious shower room en-suite. The second bedroom, which also has a similar en-suite shower room, is positioned at the front and will have a feature box bay Edwardian style window overlooking the garden. There will then be two further good size bedrooms and a luxurious bathroom with each property having the benefit from being double glazed throughout and having gas central heating. Outside there will be car standing and garden areas to the front of each property and there will be paths running down the sides of each property to the rear garden which will be landscaped with a patio and lawned garden.

Each property will come with the option to purchase a brick garage which will be positioned to the right of the two properties and each garage will have a door to the front, a store room to the rear which will have a staircase taking you to the room in the loft space with each of these two rooms having four Velux windows, power and lighting and will make an ideal home office, gym, storage room or something similar.

As previously mentioned Dove Lane is well placed for all the amenities and facilities provided by Long Eaton which include the Asda and Tesco superstores and many other retail outlets as well as pubs and restaurants found in the town centre, there are excellent local schools within easy walking distance of the house, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields. Transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Reception Hall 15'9" \times 8'5" approx (4.805m \times 2.58m approx)

Ground Floor w.c.

Sitting Room 19'1" \times 9'2" approx (5.818m \times 2.8m approx)

Living Kitchen 19'4" reducing to 13'7" \times 18'1" reducing to 9'2" (5.915m reducing to 4.165m \times 5.516m reducing to 2.8)

Dining Area $14'0" \times 8'1"$ approx $(4.275m \times 2.479m$ approx)

First Floor Landing

Bedroom I 13'7" \times 10'7" appro \times (4.155m \times 3.234m appro \times)

En-Suite

Bedroom 2 13'6" into bay \times 10'5" approx (4.120m into bay \times 3.193m approx)

En-Suite

Bedroom 3 13'10" max \times 7'3" approx (4.225m max \times 2.229m approx)

Bedroom 4 $13'8" \times 7'2"$ approx (4.168m \times 2.188m approx)

Bathroom

Garage

Rear Hall/Store From which stairs take you to the first floor room. Room Above Garage Having four Velux windows.

Directions

Proceed out of Long Eaton along Derby Road and just before the bend turn left into Dove Lane.

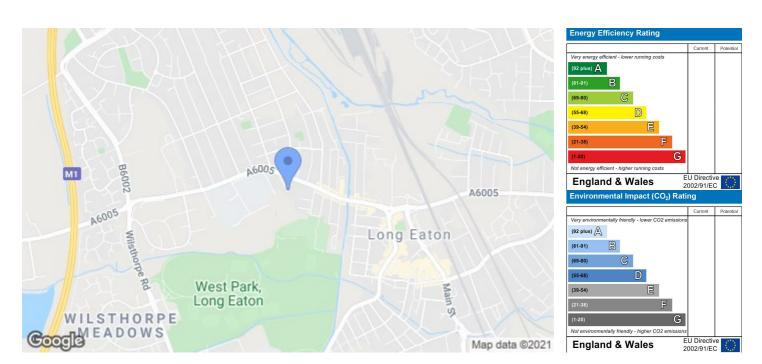
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Plot I

This will be he left hand side of the two properties and there is the option to purchase the right hand garage.

Robert Ellis





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.