



Plot I, Dove Lane,
Long Eaton, Nottingham
NG10 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" x 8'5" approx (4.805m x 2.58m approx)

Ground Floor w.c.

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

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

Dining Area
14'0" x 8'1" approx (4.275m x 2.479m approx)

First Floor Landing

Bedroom 1
13'7" x 10'7" approx (4.155m x 3.234m approx)

En-Suite

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

En-Suite

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

Bedroom 4
13'8" x 7'2" approx (4.168m x 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.
6042AMMP

Plot 1
This will be the left hand side of the two properties and there is the option to purchase the right hand garage.



PLOT 1, DOVE LANE, LONG EATON
TOTAL FLOOR AREA: 1711 sq. ft. (158.9 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Robert Ellis (2020)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(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		
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