



Dove Lane,  
Long Eaton, Nottingham  
NG10 4LP

**£445,000 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 main 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.

This will be the right hand side property which has a large garden to the rear and there is the option to purchase the left hand garage which has a side entrance door as well as the main door to the front.

#### Porch

Open porch with decorative fascia leading through a stylish grey composite front door with inset leaded glazed panels and a brushed stainless steel fittings to:

#### Reception Hall

15'9" x 8'5" approx (4.805m x 2.586m approx)

Stairs which will have a feature balustrade leading to the first floor, ornate cornice to the wall and ceiling, Karndean style flooring which extends through into the utility area and main living/dining kitchen and a radiator.

#### Ground Floor w.c.

Having a white low flush w.c., hand basin with mixer tap and cupboard under, radiator, opaque double glazed sash style window, ornate cornice to the wall and ceiling and electric consumer unit mounted on the side wall.

#### Lounge/Sitting Room

19'1" x 8'1" approx (5.818m x 2.488m approx)

Double glazed box bay window to the front with sash style double glazed windows to the front and side, radiator, ornate cornice to the wall and ceiling, aerial point for a wall mounted TV and double opening glazed doors leading through into the living/dining kitchen.

#### Living Kitchen

19'4" x 17'0" approx (5.915m x 5.204m approx)

The kitchen area will be fitted with extensive ranges of wall and base units and have a central island and integrated appliances which will include a double oven, induction hob with hood over, dishwasher and fridge/freezer. There is Karndean style flooring extending across the whole of this kitchen and living/dining space with there being a pair of double opening double glazed French doors leading out from the living area and a three door bi-folding door system leading out from the dining area to the rear garden. There is also a double glazed window to the rear, two Velux windows in the sloping roof over the dining area which also has Karndean style flooring and a radiator.

In the living area there is an aerial point and power points for a wall mounted TV, radiator, ornate cornice to the wall and ceiling and from the kitchen there is a glazed door leading into the utility room.

#### Dining Area

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

#### Utility Room

11' x 6'2" approx (3.35m x 1.88m approx)

The utility room will be fitted with a sink and mixer taps set in a work surface with cupboards below, housing and plumbing for an automatic washing machine and tumble dryer with a cupboard over and a further upright storage cupboard, radiator, glazed door into the hallway, Karndean style flooring, radiator, door with glazed inset panels leading to the main hall.

#### First Floor Landing

Hatch to loft and doors to:

#### Bedroom 1

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

Double glazed window to the rear, radiator, TV aerial point and power points for a wall mounted TV.

#### En-suite

Having a large walk-in shower with a mains flow shower system and tiling to three walls with a protective door and screen, pedestal wash hand basin and low flush w.c. and a radiator.

#### Bedroom 2

13'6" into bay x 9'5" approx (4.120m into bay x 2.880m approx)

Double glazed box bay window to the front with sash style double glazed windows to the front and side, radiator, TV aerial point and power points for a wall mounted TV.

#### En-suite

The second en-suite will have a large walk-in shower with a mains flow shower system, tiling to three walls and a protective door/screen, pedestal wash hand basin, low flush w.c. and an opaque double glazed sash style window.

#### Bedroom 3

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

Double glazed sash style window to the front, radiator and TV aerial point and power points for a wall mounted TV.

#### Bedroom 4

13'8" x 6'1" approx (4.168m x 1.875m approx)

Double glazed window to the rear, radiator and TV aerial point and power points for a wall mounted TV.

#### Bathroom

The main bathroom will have a white suite including a P shaped bath with a mains flow shower over and tiling to the walls with a protective screen, pedestal wash hand basin and low flush w.c., radiator, opaque double glazed sash style window and recessed lighting to the ceiling.

#### Outside

At the front of the property there is parking for two vehicles and additional parking in front of the garage. There is an Indian sandstone pathway leading between the house and the garage to the rear where there is an Indian sandstone patio leading onto a large lawned garden, all of which is kept private by having quality fencing to the boundaries. There is an outside water supply and lighting will be provided.

#### Garage

There is a brick garage to the right of the property is constructed of brick with a pitched tiled roof and has an up and over door at the front and there will be stairs from the ground floor of the garage leading to the first floor room and will have Velux windows, power points and lighting.

#### Rear Hall/Store

From which stairs take you to the office.

#### 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.  
6235AMMP



PLOT 2, DOVE LANE, LONG EATON  
TOTAL FLOOR AREA : 1711 sq.ft. (158.9 sq.m.) approx.  
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		
(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 <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		
England & Wales EU Directive 2002/91/EC		

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