



Dove Lane,
Long Eaton, Nottingham
NG10 4LP

£485,000 Freehold



THIS IS A SPACIOUS FOUR BEDROOM PROPERTY WHICH HAS AN ATTRACTIVE EDWARDIAN APPEARANCE AND IS SITUATED ON A QUIET ROAD WHICH IS EASILY ACCESSIBLE TO THE CENTRE OF LONG EATON.

Robert Ellis are pleased to be instructed to market this spacious, recently constructed property which is situated on Dove Lane, a quiet back water road which still benefits from being close to the centre of Long Eaton and therefore all the facilities and amenities provided by the area. The property has a brick built garage with a room above positioned to the right hand side and a private South Westerly facing landscaped garden to the rear which includes patio areas and a large lawned garden. For all that is included in this beautiful home to be fully appreciated, we recommend that interested parties do take a full inspection so they are able to see the whole property and the garden at the rear for themselves.

The property was constructed by a local developer with an attractive facia brick to the external elevations under a pitched tiled roof. The well proportioned and tastefully finished accommodation derives all the benefits from having gas central heating and double glazing and being a new property is highly insulated throughout which helps to keep running costs down to a minimum. This beautiful home is entered through a stylish composite front door into a spacious reception hall with there being Kamdean style flooring extending from the hall into the main living/dining area, there is a ground floor w.c., a lounge with a box bay window to the front and having double opening glazed doors leading into the open plan living/dining kitchen with the kitchen area being exclusively fitted with wall and base units and having a central island and from the kitchen there are French doors leading out to the private rear garden, there is a sitting area off the kitchen which has bi-folding doors leading out to the rear and there is also a most useful utility/laundry room. To the first floor the landing leads to the four good size bedrooms, the two main bedrooms having en-suite shower rooms and there is the main bathroom which has a mains flow shower system over the bath. Outside there is the garage with a room above positioned to the right of the property, block paved parking for up to three vehicles in front of the house and garage and the rear garden has patio areas, a large lawned garden and is kept private by having fencing to all the boundaries.

The property is within a few minutes walk of Long Eaton town centre where there are Asda, Tesco, Aldi and Lidl stores as well as many other retail outlets, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields and the excellent 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 provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Open porch with a pitched tiled roof and an outside light leading through a stylish composite front door which has three inset, leaded opaque glazed panels and an opaque double glazed panel above leading to:

Reception Hall

Stairs with feature balustrade leading to the first floor, radiator, Kamdean style flooring which extends into the living/dining kitchen, utility area and ground floor w.c., recessed lighting to the ceiling and cornice to the wall and ceiling, door with inset glazed panels leading to the utility room and wood panelled door leading into the lounge.

Ground Floor w.c.

Having a white low flush w.c., hand basin with a mixer tap, tiled splashback and cupboard under, Kamdean style flooring, opaque double glazed window, radiator, cornice to the wall and ceiling, recessed lighting to the ceiling and an extractor fan.

Lounge/Sitting Room

19'7 into bay x 8'4 approx (5.97m into bay x 2.54m approx)

Double glazed box bay window to the front, cornice to the wall and ceiling, recessed lighting to the ceiling, radiator, TV aerial point and power points for a wall mounted TV and double opening glazed doors leading into:

Living/Dining Kitchen

20'4 to 14'7 x 17'2 max (6.20m to 4.45m x 5.23m max)

This large open plan living/dining kitchen is fitted with grey Shaker units and has onyx work surfaces including a 1 1/2 bowl sink with a mixer tap set in an L shaped work surface with an integrated dishwasher and cupboards under, double Bosch eye level oven with cupboards above and below, integrated upright fridge/freezer, matching eye level wall cupboards extending to two walls and a display shelf over the sink area, five ring Bosch induction hob set in a central island which has onyx work surfaces and provides seating for three to four people along one side with cupboards and wide drawers below, feature circular extractor hood over the cooking area, double glazed French doors leading out to the private rear garden, TV aerial point and power points for a wall mounted TV, radiator, cornice to the wall and ceiling and recessed lighting to the ceiling.

Sitting Area

15' x 8'2 approx (4.57m x 2.49m approx)

The sitting area is positioned off the main living/dining kitchen with the overall measurement of this open plan space being 29'6 in length. This area has a three door, bi-folding door system leading out to the private rear garden and a double glazed window to the rear with two Velux windows and recessed lighting being set in the feature sloping ceiling, TV aerial point and power points for a wall mounted TV, cornice to the wall and ceiling, Kamdean style flooring and two wall lights.

Utility Room

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

The utility room is fitted with a sink having a mixer tap set in onyx work surfaces with double cupboard below, housing for an automatic washing machine and tumble dryer with a cupboard over and an upright storage cupboard to one side, radiator, Kamdean style flooring and glazed doors leading into the hall and into the dining/living kitchen.

First Floor Landing

Hatch with ladder leading to the loft, recessed lighting to the ceiling, cornice to the wall and ceiling and wood panelled doors leading to all the bedrooms and bathroom off the landing.

Bedroom 1

14'3 to 10'6 x 10'6 approx (4.34m to 3.20m x 3.20m approx)

Double glazed window to the rear, radiator, cornice to the wall and ceiling, two recessed lights to the ceiling and TV aerial point and power points for a wall mounted TV.

En-Suite

The en-suite to the main bedroom has a large walk-in shower with a mains flow shower system with a rainwater shower head and hand held shower, tiling to three walls, a glazed sliding door and protective screen, wall mounted hand basin with mixer tap and drawer below with a mirror having ambient lighting to the wall above, chrome ladder towel radiator, tiling to the walls and floor, cornice to the wall and ceiling, recessed lighting to the ceiling and an extractor fan.

Bedroom 2

13'5 into bay x 9'6 approx (4.09m into bay x 2.90m approx)

Double glazed box bay window to the front, radiator, cornice to the wall and ceiling and a TV aerial point.

En-Suite Shower Room

The en-suite to the second bedroom includes a large walk-in shower with a mains flow shower system having a rainwater shower head and hand held shower, tiling to three walls and a sliding glazed door and protective screen, hand basin with mixer tap, cupboard under and a mirror with ambient lighting to the wall above, low flush w.c., chrome ladder heated towel radiator, half tiled walls, tiled flooring, cornice to the wall and ceiling recessed lighting to the ceiling, extractor fan and an opaque double glazed window.

Bedroom 3

13'5 to 10' x 7'3 approx (4.09m to 3.05m x 2.21m approx)

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

Bedroom 4

13'7 x 6'2 approx (4.14m x 1.88m approx)

Double glazed window to the rear, radiator, cornice to the wall and ceiling and a TV aerial point?

Bathroom

The main bathroom has a white suite including a P shaped bath with a mixer tap and a mains flow shower over, having a rainwater shower head and hand held shower, protective glazed screen and tiling to three walls, low flush w.c. and a wall mounted hand basin with mixer tap, two drawers under and a mirror with ambient lighting to the wall above, half tiled walls and tiled flooring, opaque double glazed window, cornice to the wall and ceiling, recessed lighting to the ceiling and an extractor fan.

Outside

At the front of the property there is a block paved driveway which provides off road parking for three vehicles with there being a low level brick wall to the left hand boundary and there is a locked gate between the house and garage leading to the path which takes you to the rear garden.

The rear garden is Southerly facing and has been landscaped with an Indian sandstone patio which extends across the rear of the house and to the path which runs between the house and garage taking you out to the front, there is a further ceramic tiled patio/seating area which is where a hot tub is currently positioned (not included in the sale) and this patio has a power supply provided for a hot tub to be situated on this area, a large lawned garden with a mature holly tree and quality fencing to all the boundaries. There are outside power points, an external tap and lighting to either side of the bi-folding doors.

Garage

24' x 8'8 approx (7.32m x 2.64m approx)

The brick garage has a pitched tiled roof with a room above the garage and has an electric roller door to the front, door with double glazed inset panels leading out to the path at the side, power and lighting and there are stairs from the garage to the room above.

Room Above Garage

12' plus storage cupboards x 8'7 approx (3.66m plus storage cupboards x 2.62m approx)

The room above the garage has the balustrade continued from the stairs into the room, four Velux windows to the sloping ceiling, built-in storage cupboards with sliding doors and power points and lighting is provided. This useful room provides an ideal gym, home office or similar or provides excellent storage space.

Directions

Proceed out of Long Eaton along Derby Road and prior to the bend turn left into Dove Lane and the property can be found on the right as identified by our for sale board. 7956AMMP

Council Tax

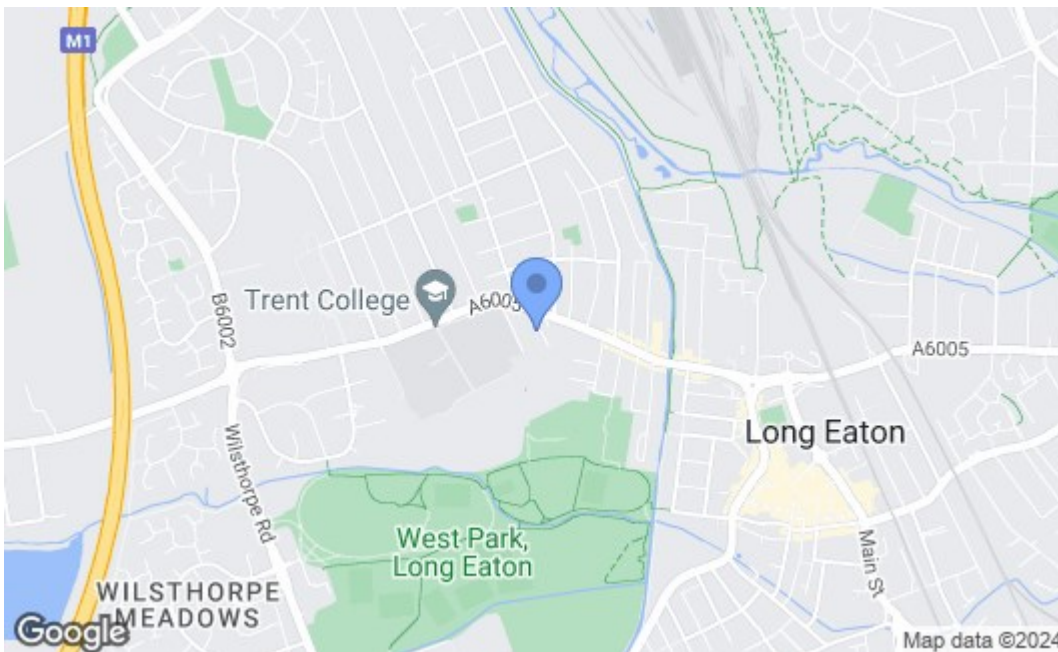
Erewash Borough Council Band D





10 DOVE LANE, LONG EATON

While 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. Made with Metropix CS024



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 93 |
| (81-91) B | | 85 | |
| (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 | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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.