



3

Bedrooms



1

Bathroom



Beautifully presented three-bedroom semi-detached home in the sought-after Dales Estate, offering space, comfort and modern family living.

Features include two reception rooms, a bright conservatory, private garden with powered summer house, and off-street parking for multiple cars.

Close to Dovedale Primary School, local shops and excellent transport links including Long Eaton Train Station, M1 (J25) and A52.

A fantastic home ready to move into, with great potential to create your dream open-plan kitchen diner.

Stylish Three-Bedroom Semi-Detached Home with Conservatory – Prime Dales Estate Location

Situated in the heart of the highly sought-after Dales Estate, this beautifully presented three-bedroom semi-detached home offers the perfect blend of space, comfort, and convenience, making it an ideal choice for modern family living.

Step inside through elegant French doors into a welcoming entrance hallway, leading to two spacious reception rooms that provide versatile living and entertaining space. To the rear, a bright and airy conservatory overlooks the private, well-maintained garden, creating the perfect place to relax throughout the year. The garden also benefits from a powered summer house, ideal as a home office, hobby room, children's play space, or peaceful retreat.

The separate kitchen and dining area offer excellent space for family meals and social gatherings, with practical access to the rear garden.

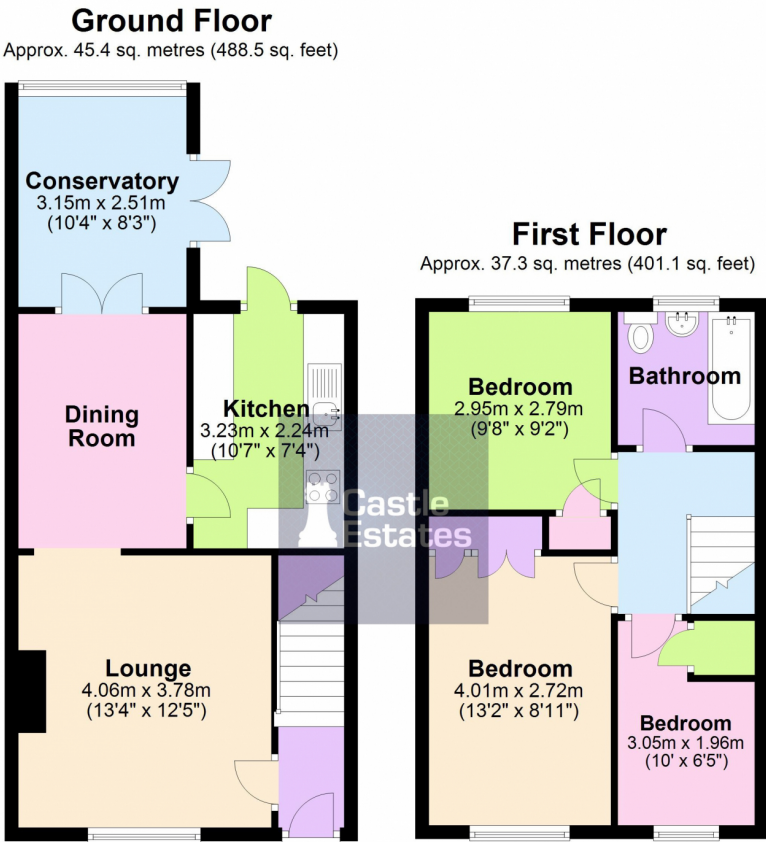
Upstairs, the property features three generously sized bedrooms and a contemporary family bathroom, providing comfortable accommodation for growing families.

Externally, the home benefits from off-street parking for multiple vehicles and a lovely enclosed rear garden, perfect for children, pets, and summer entertaining.

Ideally located within easy reach of local amenities, including the highly regarded Dovedale Primary School, shops, and excellent transport links. Commuters will appreciate convenient access to Long Eaton Railway Station with direct services to London, as well as the M1 (Junction 25), A52, and East Midlands Airport.

This fantastic family home offers a wonderful opportunity to secure a property in one of Long Eaton's most desirable residential locations.

Early viewing is highly recommended.



For illustration purposes only - not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Langdale Drive, Long Eaton, NG10 3PQ

