



Dovecote Lane,
Beeston, Nottingham
NG9 1HU

£465,000 Freehold



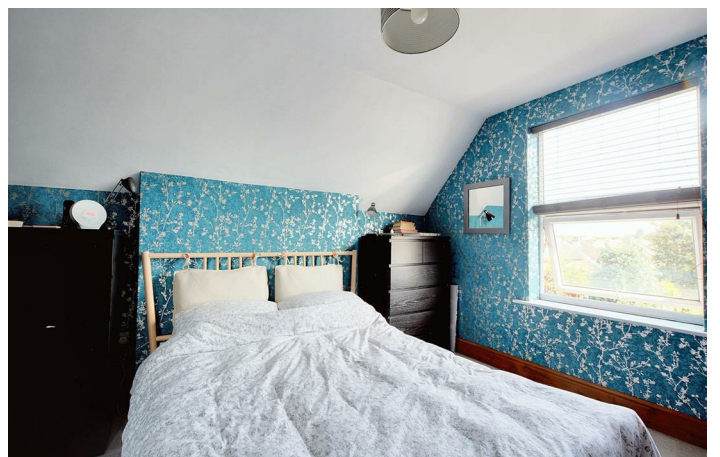
An attractive Victorian five-bedroom end-terrace house, overlooking Dovecote Lane Park to the front.

Offering a particularly extensive and versatile interior with accommodation arranged over three floors, this excellent property provides ideal accommodation for a family, though is likely to be of great appeal to variety of potential purchasers.

In brief the internal accommodation comprises; entrance hall, sitting room, dining room and kitchen, rising to the first floor are three bedrooms and a bathroom, then rising to the second floor are two further bedrooms and a store/study.

Outside the property has a mature and well manicured garden to the front and to the rear there is a further garden and useful brick store/workshop.

Occupying an enviable position within central Beeston, convenient for the NET Tram and Train station, as well as being readily accessible for Chilwell High Road and Beeston Town Centre, this excellent house is a rare opportunity, well worthy of viewing.



A recess porch shelters the composite double glazed entrance door.

Entrance Hall

Stairs leading to the first floor, radiator, and tiled flooring.

Sitting Room

15'10" x 12'11" (4.83m x 3.95m)

UPVC double glazed bay window and radiator.

Dining Room

13'5" x 10'9" (4.09m x 3.28m)

UPVC double glazed window, radiator and fitted cupboard.

Kitchen

13'0" x 7'10" maximum overall measurements. (3.98m x 2.41m maximum overall measurements.)

With a range of fitted wall and base units, work surfacing with tiled splashback, one and half bowl sink with mixer tap, inset gas hob with electric oven below, and air filter above, plumbing for a washing machine, further appliance space, tiled flooring, UPVC double glazed window, door to the exterior, walk-in pantry cupboard with fitted shelving and concealed 'Baxi' boiler.

First Floor Landing

UPVC double glazed window, radiator, stairs leading to the second floor landing and loft hatch.

Bathroom

Fitted with a low level WC, pedestal wash hand basin, bath with shower handset, shower cubicle with mains overhead shower and further shower handset, part tiled walls, extractor fan, inset ceiling spotlights, wall mounted heated towel rail, and UPVC double glazed window.

Bedroom

12'5" x 10'6" maximum overall measurements (3.79m x 3.21m maximum overall measurements)

UPVC double glazed window and radiator.

Bedroom

12'4" x 9'8" (3.77m x 2.95m)

Two UPVC double glazed windows and radiator.

Bedroom

12'4" x 6'9" (3.77m x 2.07m)

UPVC double glazed window and radiator.

Second Floor Landing

UPVC double glazed window, loft hatch and storage cupboard.

Bedroom

12'5" x 10'6" (3.81m x 3.22m)

UPVC double glazed window and radiator.

Bedroom

12'4" x 12'2" (3.78m x 3.73m)

UPVC double glazed window and radiator

Store/Study Area

5'5" x 4'2" (1.66m x 1.29m)

Outside

To the front the property has a walled boundary with established borders, shrubs and trees, and a blocked paved path leading to the front door, and to the gated access along the side of the property. To the rear the property has a mature garden with patio area, outside tap, well stocked beds and borders, and useful brick store/workshop.

Store/Workshop

13'6" x 7'10" (4.13m x 2.39m)

UPVC double glazed window, wooden door to the exterior, light and power.

Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

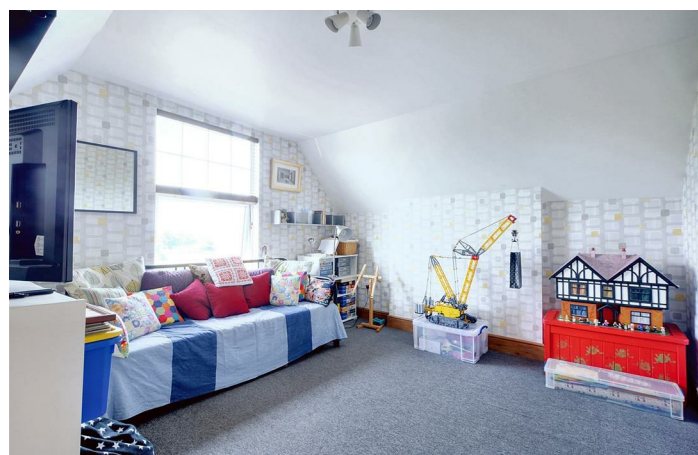
Restrictions: None

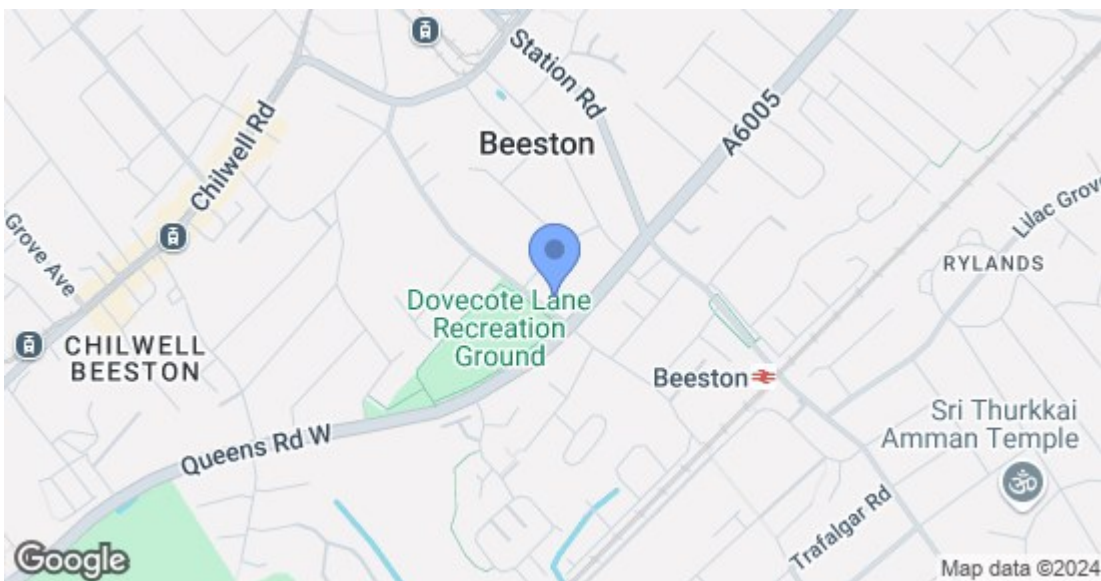
Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 63 | |
| (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.