

# HoldenCopley

PREPARE TO BE MOVED

Lonsdale Drive, Toton, Nottinghamshire NG9 6LS

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Offers Over £450,000

Lonsdale Drive, Toton, Nottinghamshire NG9 6LS



## BEAUTIFULLY PRESENTED HOME...

This beautifully presented four-bedroom detached house offers spacious and versatile living, making it an ideal family home. Upon entering, you're welcomed by an inviting entrance hall leading to a comfortable living room, seamlessly connected to the dining room—perfect for relaxation and entertaining. The heart of the home is a modern kitchen diner, featuring ample countertop and storage space, with open-plan access to an additional reception room highlighted by a gable window. The ground floor also includes a convenient W/C and a versatile workshop. Upstairs, you'll find three generously sized double bedrooms and a cosy single bedroom. The main bedroom boasts its own en-suite, while the stylish family bathroom serves the remaining bedrooms. Outside, the property's kerb appeal is enhanced by a neat lawn, decorative gravel border, and a driveway with off-road parking for two cars leading to the garage. The rear garden is a private oasis, with a patio seating area, a well-maintained lawn, a decked seating area, and raised beds filled with plants and shrubs, perfect for enjoying the outdoors.

MUST BE VIEWED!





- Detached House
- Four Bedrooms
- Three Reception Rooms
- Modern Kitchen Diner
- Ground Floor W/C & Workshop
- Stylish En-Suite & Family Bathroom
- Driveway & Garage
- Beautifully Presented Throughout
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance

18'5" x 5'10" (max) (5.63m x 1.80m (max))

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, ceiling coving, an in-built storage cupboard and a single composite door providing access into the accommodation.

### W/C

6'0" x 2'7" (1.84m x 0.81m)

This space has a low level dual flush W/C, a vanity storage unit with a wash basin, a heated towel rail, partially tiled walls, ceiling coving, vinyl flooring and a UPVC double-glazed obscure circular window to the front elevation.

### Living Room

17'5" x 10'4" (max) (5.33m x 3.17m (max))

The living room has wood-effect flooring, a radiator, ceiling coving, a feature fireplace, open access to the dining room and a UPVC double-glazed bay window to the front elevation.

### Dining Room

19'1" x 8'9" (max) (5.83m x 2.67m (max))

The dining room has wood-effect flooring, a radiator, a feature fireplace, a Velux window and a UPVC double-glazed window to the front elevation.

### Kitchen/Diner

25'6" x 9'4" (max) (7.78m x 2.87m (max))

The kitchen diner has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap & a additional circular stainless steel sink with a swan neck mixer tap, an integrated oven, gas hob, extractor fan & dishwasher, space and plumbing for a washing machine, recessed spotlights, LED lighting, a radiator, partially tiled walls, open access to the extension, access to the workshop, wood-effect flooring and three UPVC double-glazed windows to the sides and rear elevations.

### Extension

16'11" x 10'6" (max) (5.16m x 3.20m (max))

The extension has wood-effect flooring, two radiators, recessed spotlights, a feature log burner, two feature diamond-shaped windows to the rear elevation, a UPVC double-glazed gable window to the rear elevation and a single door providing access to the rear garden.

### Workshop

12'7" x 7'8" (max) (3.85m x 2.34m (max))

The workshop is a versatile room with ample space.

## FIRST FLOOR

### Landing

10'9" x 6'1" (max) (3.28m x 1.87m (max))

The landing has carpeted flooring, ceiling coving, an in-built storage cupboard, access to the first floor accommodation and access to the boarded loft with courtesy lighting.

### Master Bedroom

12'11" x 10'2" (max) (3.94m x 3.10m (max))

The main bedroom has carpeted flooring, a radiator, ceiling coving, access to the en-suite and a UPVC double-glazed window to the front elevation.

### En-Suite

7'6" x 5'0" (max) (2.30m x 1.53m (max))

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a shower fixture, a radiator, tiled walls, vinyl flooring and a UPVC double-glazed obscure window to the side elevation.

### Bedroom Two

13'3" x 7'10" (max) (4.04m x 2.40m (max))

The second bedroom has carpeted flooring, a radiator, ceiling coving and a UPVC double-glazed window to the rear elevation.

### Bedroom Three

10'2" x 9'7" (3.12m x 2.93m )

The third bedroom has carpeted flooring, a radiator, ceiling coving and a UPVC double-glazed window to the rear elevation.

### Bedroom Four

7'9" x 7'6" (max) (2.38m x 2.31m (max))

The fourth bedroom has carpeted flooring, a radiator, ceiling coving, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

### Bathroom

6'6" x 6'5" (max) (1.99m x 1.98m (max))

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with a handheld shower, a heated towel rail, partially tiled walls, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a driveway providing off-road parking for two cars, access to the garage, gated access to the rear garden, courtesy lighting, a lawn and decorative gravel border.

### Garage

8'7" x 5'0" (2.64m x 1.53m )

The garage has storage space and an up-and-over door.

### Rear

To the rear of the property is an enclosed garden with a paved patio area, a lawn, a decked seating area, a shed, raised beds with plants and shrubs decorative gravel areas and fence paneling boundaries.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band D

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

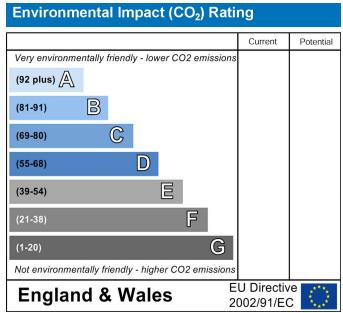
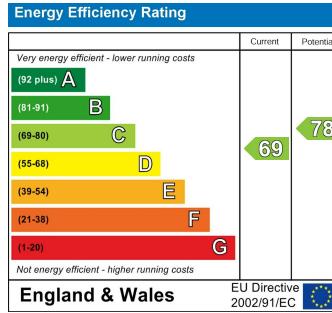
The vendor has advised the following:

Property Tenure is Freehold

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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
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