



Spinney Rise,
Toton, Nottingham
NG9 6JN

Price Guide £325-335,000
Freehold

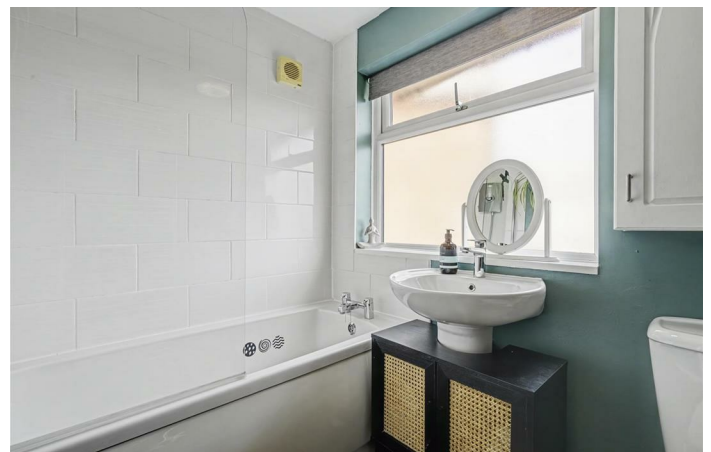


THIS IS A STUNNING THREE BEDROOM EXTENDED HOME WHICH HAS AN EXCLUSIVELY FITTED AND EQUIPPED "L" SHAPED LIVING/DINING KITCHEN WRAPPING AROUND THE SIDE AND REAR OF THE HOUSE.

Being situated on the corner plot on Spinney Rise, this extended semi detached property provides a lovely home which we are sure will appeal to a whole range of buyers, from people buying their first property to families who may be looking for a three bedroom house which is situated close to the excellent local schools found in Toton, as well as many other amenities and facilities provided by the area. For the size and layout of the accommodation to be appreciated, we do recommend that interested parties undertake a full inspection so they can see all that is included in this beautiful home for themselves.

The property stands back from the road in a slightly elevated position and there are magnificent views from the windows at the front over the Trent Valley and beyond. The house is constructed of facia brick to the external elevations under a pitched tiled roof and the tastefully finished accommodation derives all the benefits from having gas central heating and double glazing. The property is entered through a stylish composite front door and the accommodation includes a reception hall with stairs which have recently had built-in pull-out drawer storage units fitted below leading to the first floor, the lounge has a bay window to the front and a feature fireplace. The "L" shaped living/dining kitchen extends from the side of the house to the rear with the kitchen being exclusively fitted with light grey gloss finished units, oak work surfaces and integrated appliances and from the living/dining area, there are bi-folding doors leading out to the private rear garden. To the first floor, the landing leads to the three bedrooms, all of which have built-in wardrobes/storage cupboards, and the bathroom has a white suite with a shower over the bath. Outside, there is a block paved parking area at the side of the property, a lawned garden with a raised bed in front of the house and at the rear, there is an easily maintained garden with a patio leading onto an astro-turf lawn with fencing to the side boundaries and there is a block paved path leading to a gate which provides access out to the parking area at the side of the property.

Toton is a very popular residential area to the West of the Nottingham with there being a Tesco Superstore on Swiney Way and many other shopping facilities found in the nearby towns of Beeston and Long Eaton, as well as at Chilwell Retail Park where there is an M&S Food Store, TK Maxx, Boots and several coffee eateries, there are the excellent schools for all ages within walking distance of the property, healthcare and sports facilities including several local golf courses, walks at the picturesque Attenborough Nature Reserve and the excellent transport links include Junction 25 of the M1, the latest extension to the Nottingham tram system terminates in Toton, East Midlands Airport is approximately 10 miles away, there are stations at Beeston, 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 stylish composite front door and a double glazed opaque window to the side leading to the reception hall.

Reception Hall

Stairs with feature balustrade leading to the first floor and having built-in sliding storage drawers beneath, radiator with a shelf over, panelling to the lower parts of the walls, oak doors with inset glazed panels leading to the lounge and the dining/living kitchen and Karndean-style flooring.

Lounge/Sitting Room

11'2 x 10'2 plus bay window (3.40m x 3.10m plus bay window)
Double glazed bay window with fitted vertical blinds to the front, radiator, coal effect gas fire set in an Adam-style surround with a marble inset and hearth and a cornice to the wall and ceiling.

Living/Dining Kitchen

29'6 x 17'8 max (8.99m x 5.38m max)

The kitchen area is fitted with light grey finish gloss units having brushed stainless steel fittings and oak work surfaces and includes a Belfast sink with a mixer tap and five ring Neff induction hob set in a wooden work surface which extends to three sides and has cupboards, an integrated automatic washing machine, wide drawers one with a pull-out cutlery drawer, integrated dishwasher and a Neff double oven below, housing for an American-style fridge/freezer with a cupboard above, a pull-out racked storage unit to the left hand side and a shelf cupboard to the right, matching eye level wall cupboards and a microwave oven with a hood over the cooking area, tiling to the walls by the work surface areas, a central island with an oak surface providing a seating/eating area and having a double cupboard below, two Velux windows and recessed lighting to a feature vaulted ceiling, double glazed window with fitted vertical blinds to the front, a composite door with two inset opaque glazed panels leading out to the rear garden, Karndean-style flooring which extends across the whole of this open plan living area, feature vertical radiator and a full height double glazed window to the rear.

The dining/sitting area within this open plan living space has a three panel bi-folding door system with fitted blinds leading out to the rear garden and a full height double glazed window to the rear, feature vertical radiator, recessed lighting to the ceiling, Karndean-style flooring and an aerial point and power points for a wall mounted TV.

First Floor Landing

The feature balustrade continues from the stairs onto the landing, double glazed window with a fitted blind to the side, panelling to the lower parts of the walls and oak panel doors lead to the bedrooms and bathroom.

Bedroom 1

11'2 x 10'5 plus bay window (3.40m x 3.18m plus bay window)
Double glazed bay window with fitted blinds providing views over the Trent Valley, two double built-in wardrobes providing shelving and hanging space and a further double wardrobe with shelving and hanging space with a dressing table with a drawer and cupboard below and a radiator.

Bedroom 2

11'2 x 9'2 (3.40m x 2.79m)

Double glazed window to the rear, boiler housed in a built-in cupboard (the boiler was last serviced in January 2026), radiator and a range of built-in wardrobes providing shelving and hanging space.

Bedroom 3

Double glazed window to the front with views over the Trent Valley, radiator within a housing and a range of built-in storage cupboards.

Bathroom

The bathroom has a white suite including a panel bath with mixer tap and a shower over, tiling to three walls and a glazed protective screen, pedestal hand basin with mixer tap and a low flush WC, Xpelair fan, double opaque glazed window, chrome ladder towel radiator, wall mounted shelved cupboard and Karndean-style flooring.

Outside

To the left hand side of the property, there is a block paved driveway providing off the road parking and the block paving extends across the front of the house. There is a lawn with raised beds which have a selection of plants and there is coniferous hedging and low level fencing to the boundaries and external power points provided at the side of the house.

At the rear of the property, there is an Indian sandstone patio leading onto an astro turf lawn with a pebbled area in the bottom corner, fencing to the two boundaries, a block paved path leads to a gate providing access to the parking area at the side and an outside tap and external lighting is provided.

Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights with The Manor public house turn left onto High Road which then becomes Stapleford Lane. Continue through the next set of traffic lights and then turn left into Woodstock Road, right into Spinney Rise where the property can be found on the right.
9200MP

Council Tax

Council Tax Band C

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 22mbps Superfast 30mbps Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

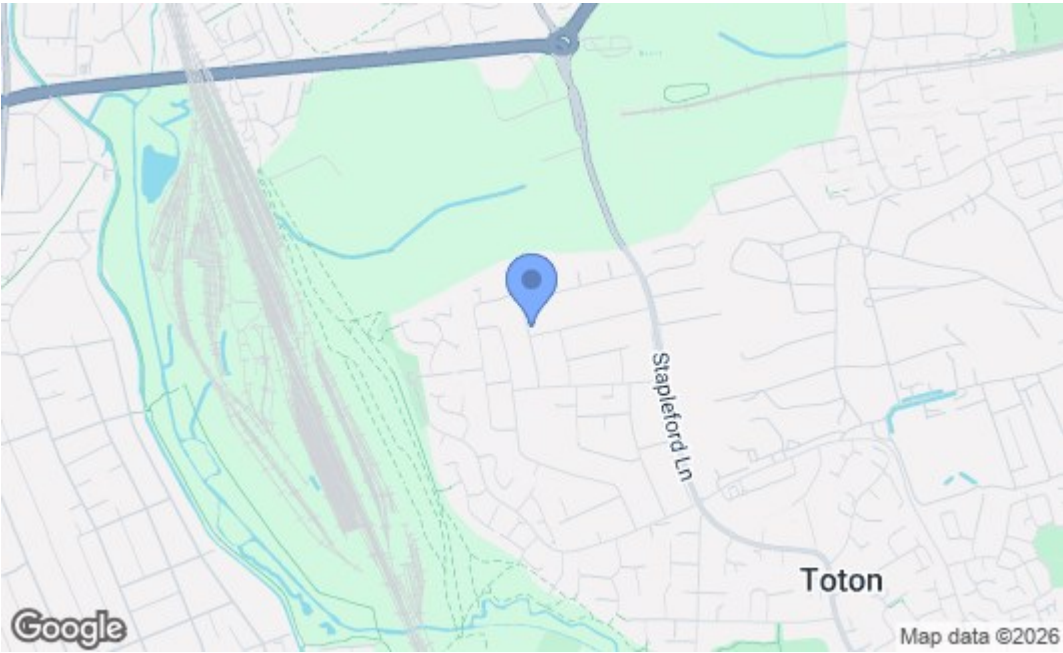
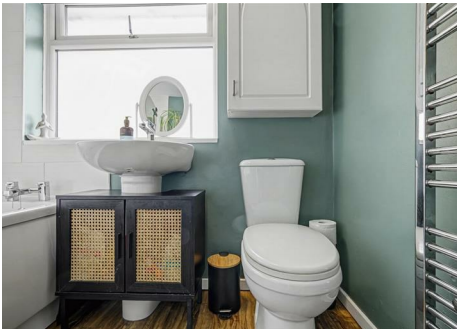
Any Legal Restrictions – No

Other Material Issues – No





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		85
(69-80) C		
(55-68) D	55	
(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.