



Nottingham Road,  
Toton, Nottingham  
NG9 6EF

**Price Guide £250-260,000**

**Freehold**

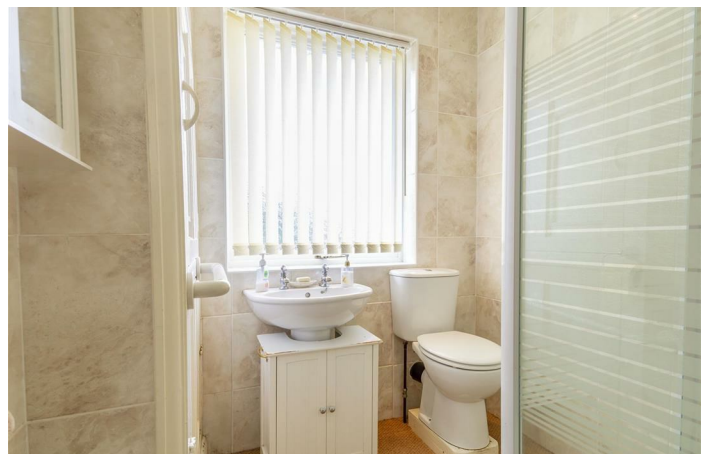


THIS TRADITIONAL BAY FRONT SEMI DETACHED HOUSE OFFERS THE OPPORTUNITY FOR SOMEONE TO STAMP THEIR OWN MARK ON THEIR NEXT PROPERTY.

Being situated on Nottingham Road in Toton, this semi detached house is situated on a large plot with the garden at the front being approximately 170' in length. The property now provides the opportunity for a new owner to carry out work to the house so it suits their own requirements which could include extending to the side and rear as has happened with other properties along this part of Nottingham Road. We are looking for a buyer who understands the work that is required with a good size deposit to put down as there is work required to the house so it includes what is required for today's style of living. The property is situated in Toton which is a very desirable area to the West of Nottingham and this particular property benefits from having a large plot and overlooking open fields on the other side of Nottingham Road. The property is close to excellent local schools, there are retail outlets at the Chilwell Retail Parks which are within walking distance of the property and many other amenities and facilities being found in the nearby towns of Long Eaton and Beeston, all of which have helped to make this a very popular and convenient place for people to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation included derives the benefit of gas central heating and double glazing and includes a fully enclosed porch, reception hall with ground floor w.c. off, the lounge and dining room have been combined but these could easily be changed back into separate rooms if this was preferred and there are patio doors off the dining area into a sun lounge which in turn connects to the rear garden. The kitchen is basically fitted and off the kitchen there is a utility room which again has doors leading out to the rear of the property. To the first floor the landing leads to the three bedrooms and the bathroom which has been changed into a shower room but could easily have a bath re-installed if this was preferred by a new owner. Outside there is the long garden at the front which is approximately 170' in length and this provides off the road parking at the front of the house and a garden which can be further landscaped to enhance the property. There is a covered car port area at the right hand side of the house with an up and over door at the front and there is a garage positioned to the rear. The rear garden has a raised pond, a large greenhouse and is paved and would again now benefit from further landscaping to make best use of this external area at the rear of the property.

The property is within easy reach of the Chilwell Retail Parks where there is an M&S Food Store, Next and TK Maxx as well as several coffee eateries, there is a Tesco superstore on Swiney Way with further large supermarkets being found in the nearby towns of Long Eaton and Beeston, there are excellent schools for all ages, healthcare and sports facilities which include several local golf courses, walks at the picturesque Attenborough Nature Reserve and the transport links include J25 of the M1, the latest extension to the Nottingham Tram System which terminates at Toton, stations at Long Eaton, Attenborough, Beeston 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

Fully enclosed porch with a UPVC front door having a feature inset glazed panel and opaque double glazed panels to the sides and above, tiling to the walls and two wall lights with a wood panelled front door with inset stained glass leaded panels and matching side panels leading to:

### Reception Hall

Stairs with balustrade leading to the first floor, opaque glazed window to the side, radiator, picture rail to the walls, Georgian glazed doors leading to the dining room and kitchen.

### Ground Floor w.c.

Having a raised low flush w.c., opaque glazed window and access to storage cupboard below the stairs which houses the electricity meter and consumer unit.

### Lounge/Sitting Room

12'9 plus bay x 12' approx (3.89m plus bay x 3.66m approx)  
Double glazed bay window to the front, four burner gas fire set in an Adam style tiled surround with an inset and hearth, picture rail to the walls, radiator with shelf over, wall lights and access through into:

### Dining Room

12'9 x 11'10 reducing to 10'7 approx (3.89m x 3.61m reducing to 3.23m approx)  
Double glazed patio doors leading into the sun lounge, radiator with shelf over, cornice to the wall and ceiling and two wall lights.

### Sun Lounge

8'7 x 8'5 approx (2.62m x 2.57m approx)  
Patio doors leading out to the rear garden, full height double glazed windows to the sides and rear, radiator and a polycarbonate roof.

### Kitchen

9'8 x 5'9 approx (2.95m x 1.75m approx)  
The kitchen has a stainless steel sink with a mixer tap and a double cupboard and drawer below, work surface with space for an automatic washing machine under, space for an upright gas cooker, Glow Worm floor mounted boiler set in a tiled recess, recess for a fridge/freezer, tiled walls and a window to the side.

### Utility Room

7'3 x 7'5 approx (2.21m x 2.26m approx)  
Double glazed patio doors leading out to the patio, work surface to two walls with space for a tumble dryer and cupboards below, matching eye level wall cupboards, window to the rear and panelling to the walls by the work surface areas.

### First Floor Landing

Opaque glazed window to the side and a hatch to the loft.

### Bedroom 1

12'10 x 11'9 reducing to 10'7 approx (3.91m x 3.58m reducing to 3.23m approx)  
Double glazed window to the rear, picture rail to the walls and a radiator.

### Bedroom 2

12'10 plus bay x 11'5 approx (3.91m plus bay x 3.48m approx)  
Double glazed bay window to the front, radiator, picture rail to the walls and wall lights over the bed position.

### Bedroom 3

8'5 x 6'6 approx (2.57m x 1.98m approx)  
Double glazed window to the front and picture rail to the walls.

### Shower Room

The bathroom has been changed into a shower room and has fully tiled walls with a corner shower which has tiling to two walls, a sliding door and protective screens, raised low flush w.c. and a pedestal wash hand basin, airing/storage cupboard, double mirror fronted wall cabinet, opaque double glazed window and a radiator.

### Outside

The main garden area is at the front of the house with this garden being approximately 170' in length. There is a drive which runs from the road to the front of the house and there is a long lawned garden with fencing to the right and a hedge to the left hand side.

At the rear of the property the garden has a raised brick pond, a paved area and a greenhouse which is approximately 25' x 6'6 in size and there is fencing to both side boundaries.

### Covered Area

18'3 x 10'9 approx (5.56m x 3.28m approx)  
To the right hand side of the property there is a covered car port/garage area which has an up and over door to the front, power and lighting.

### Garage

24' x 9'6 approx (7.32m x 2.90m approx)  
The garage is positioned at the rear of the house and has an up and over door to the front.

### Directions

Proceed out of Long Eaton along Nottingham Road and the property can be found on the right hand side as identified by our for sale board.  
6961AMMP

### Council Tax

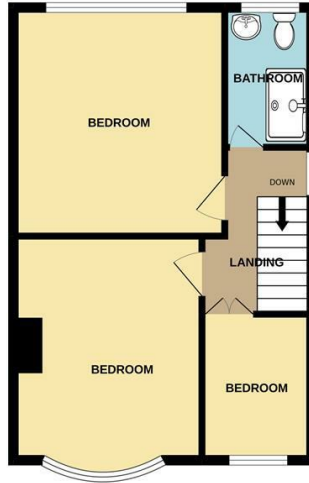
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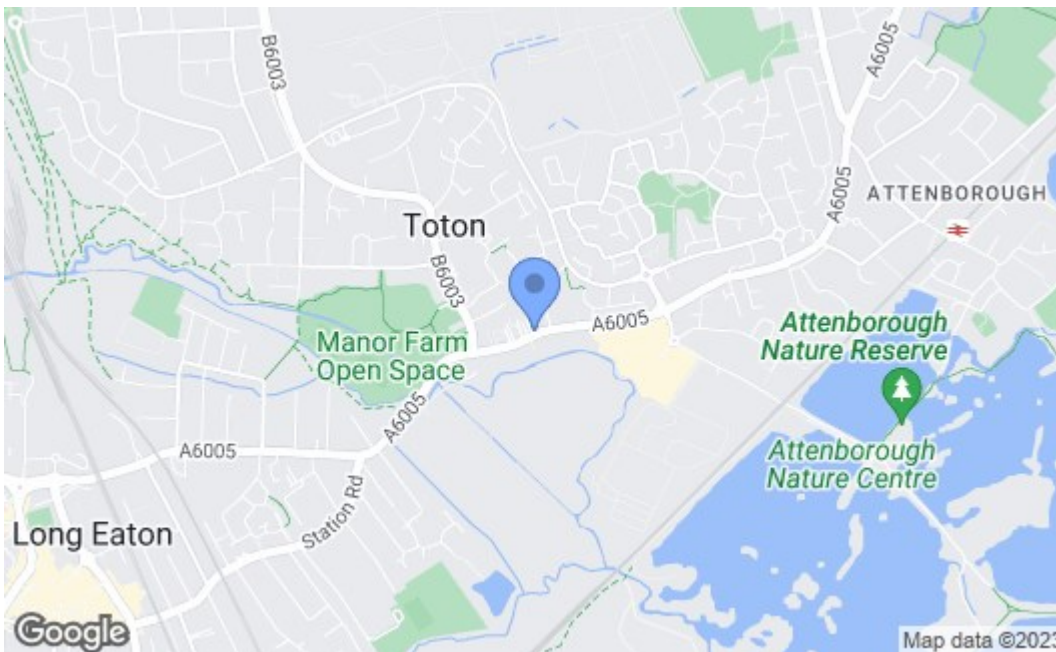
GROUND FLOOR



1ST FLOOR



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			
(69-80) C			71
(55-68) D			
(39-54) E		30	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.