Robert Ellis

look no further. . .

Stapleford Lane,
Toton, Nottingham
NG9 6GB

£219,950 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

A TRADITIONAL THREE BEDROOM SEMI DETACHED PROPERTY WITH A LARGE GARDEN TO THE REAR ELEVATION.

Robert Ellis are extremely pleased to bring to the market a property that offers so much scope and opportunity for an incoming purchaser. With an extremely large South-East facing garden to the rear a viewing is a must.

The property is constructed of brick to the external elevation all under a tiled roof and derives the benefit of modern conveniences such as gas central heating and double glazing and is brought to the market with no upward chain. The property does require a degree of improvement work and this has been reflected in the competitive asking price.

In brief the accommodation comprises of an entrance storm porch, entrance hallway, living room, dining room, kitchen. To the first floor there are three bedrooms, bathroom and separate w.c. With the driveway to the front and side, large concrete sectional garage with electric up and over door and an extremely large garden to the rear offering scope for a keen gardener to improve.

The property is within easy reach of the Tesco superstore on Swiney Way with other shopping facilities being found in the nearby towns of Beeston and Long Eaton where there are Sainsbury's and Tesco stores and many other retail outlets with there being an M&S food store, TK Maxx and other shops on the Chilwell Retail Park where there are also coffee shops, there are healthcare and sports facilities including several local golf courses, the excellent local schools for all ages which are all within easy walking distance of the property and have over the past couple of decades been one of the main reasons why people have wanted to move to the area, walks at Toton Fields and the picturesque Attenborough Nature Reserve and the transport links include J25 of the M1, East Midlands Airport, stations at Atttenborough, Beeston, Long Eaton and East Midlands Parkway and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Porch
Glazed door to the front with fixed glazed panels either side, tiled floor, porchway through to:

Entrance Hallway
Stairs to the first floor, UPVC double glazed entrance door with fixed double glazed windows either side, wall mounted radiator, coving to the ceiling, wall light point and doors to:

Understairs Storage Cupboard
UPVC double glazed window to the side, shelving and gas meter point.

Kitchen
12'5 x 6'5 approx (3.78m x 1.96m approx)
With a range of matching wall and base units incorporating laminate work surface over, 1½ bowl stainless steel sink with mixer tap above, UPVC double glazed windows to the side and rear, space and point for free standing cooker, space and plumbing for automatic washing machine, space and point for free standing fridge freezer, wooden door to the side, wall mounted radiator, tiled splashbacks, linoleum flooring, wall mounted Baxi gas central heating boiler housed within matching cupboard.

Living Room
12'1 x 10'11 approx (3.68m x 3.33m approx)
UPVC double glazed window to the front, wall mounted radiator, ceiling light point, coving to ceiling, glazed door to:

Dining Room
13'2 x 10'9 approx (4.01m x 3.28m approx)
UPVC double glazed door to the rear with double glazed panels either side, wall mounted radiator, ceiling light point, coving to ceiling and four bar gas fire.

First Floor Landing
UPVC double glazed window to the side, wall mounted radiator, coving to the ceiling, loft access hatch and panelled doors to:

Bedroom 1
12'7 x 10'11 approx (3.84m x 3.33m approx)
UPVC double glazed window to the rear, wall mounted radiator, coving to the ceiling and ceiling light point.

Bedroom 2
12'4 x 10'8 approx (3.76m x 3.25m approx)
UPVC double glazed window to the front, wall mounted radiator, ceiling light point, built-in wardrobes providing ample storage space.

Bedroom 3
6'10 x 5'11 approx (2.08m x 1.80m approx)
UPVC double glazed window to the front, wall mounted radiator, ceiling light point and coving to the ceiling.

Bathroom
5'10 x 4'10 approx (1.78m x 1.47m approx)
UPVC double glazed window to the side, panelled bath, vanity wash hand basin, tiled splashback, ceiling light point, wall mounted radiator.

Separate w.c.
Low flush w.c., UPVC double glazed window to the side.

Outside
To the front of the property there is a garden laid to lawn with hedges to the boundaries, driveway providing ample off the road hard standing leading to the enclosed garden at the rear. To the rear of the property there is a large garden being laid mainly to lawn, paved patio, free standing garage, hedges to the boundaries. Offering the opportunity to landscape and develop subject to a buyers needs and requirements.

Garage
Concrete sectional garage with up and over electric door, light and power.

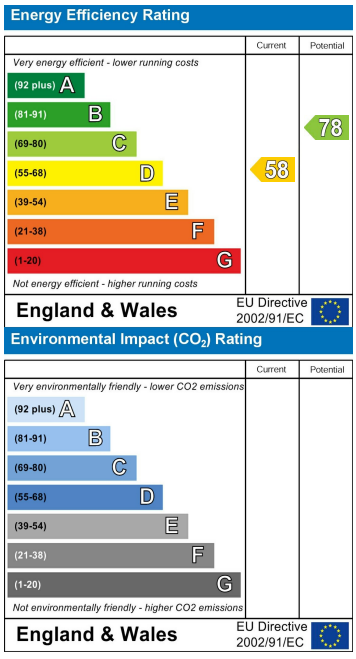
Directions
Proceed out of Long Eaton along Nottingham Road and at the traffic lights with The Manor pub turn left into High Road which becomes Stapleford Lane. Continue along and after the traffic lights turn right into the service road than runs parallel to Stapleford Lane and the property can be found on the right.
6399AMNM

GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.

1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.

TOTAL FLOOR AREA : 835 sq.ft. (77.6 sq.m.) approx.

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.
Made with Metropix ©2021



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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818