

Spinney Crescent,
Toton, Nottingham
NG9 6GE

O/O £360,000 Freehold



THIS IS AN EXTENDED TRADITIONAL SEMI DETACHED HOUSE POSITIONED ON A QUIET SERVICE ROAD WHICH IS CLOSE TO THE HEART OF TOTON.

Robert Ellis are pleased to be instructed to market this extended semi detached property which provides enlarged accommodation to both the ground and first floors which helps to provide versatile three or four bedroom accommodation, depending on the requirements of a new owner. The property is positioned on a level plot with a large level Southerly facing garden to the rear which has a patio leading onto a lawn, all of which is kept private by having fencing and hedging to the boundaries. For the size of the accommodation and the rear gardens to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. The property is well placed for easy access to all the local amenities and facilities which include the excellent local schools, which have been one of the important reasons people have moved to Toton over the past couple of decades and there are also excellent transport links which include the latest extension to the Nottingham Tram System which terminates in Toton.

The property stands back from the road and is constructed of brick to the external elevations with the front being relieved by tiling, all under a pitched tiled roof. The spacious accommodation derives all the benefits of gas central heating and double glazing and being entered through a fully enclosed reception porch there is a reception hall with a ground floor w.c. off and doors leading to the large lounge which has French doors leading out to the rear garden and a log burning stove incorporated within the chimney breast, there is a further sitting room at the front of the house which could alternatively be a fourth bedroom, study or similar and there is the large dining kitchen, off which there is a rear hall which provides access to the rear garden and through to a utility area which is included within the integral garage. To the first floor the landing leads to three double bedrooms, the main bedroom having an en-suite shower room which could alternatively be changed into a fourth bedroom on the first floor and there is the family bathroom which is fully tiled and has a shower over the bath. Outside there is block paved parking at the front of the house and the level private rear garden which has a patio leading onto a large lawned area.

Toton is a very popular residential area to the West of Nottingham which has gained an excellent reputation for the local schools which are all within walking distance of the property, there is a Tesco superstore on Swiney Way with other shopping facilities being found at the Chilwell Retail Parks and the nearby towns of Beeston and Long Eaton where there are various supermarkets and an M&S Food Store, Next and a TK Maxx as well as several coffee eateries, there are healthcare and sports facilities which include several local golf courses, walks at the picturesque Attenborough Nature Reserve and Toton Fields and as well as the latest extension to the Nottingham Tram System the transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Beeston, Attenborough 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 having a composite front door with inset opaque glazed leaded panels and double glazed side panels, tiled flooring, cloaks hanging and a wood panelled front door with inset stained glass leaded panels to:

Reception Hall

Stairs with feature low level lighting leading to the first floor and doors to:

Ground Floor w.c.

The ground floor w.c. is fully tiled and has a low flush w.c. with a concealed cistern and a corner hand basin.

Lounge/Sitting Room

23'2 x 11'6 approx (7.06m x 3.51m approx)

This extended room has leaded double glazed double opening French doors with matching side panels leading out to the rear garden and there is a Velux window to the ceiling, feature log stove incorporated within the chimney breast with hearth, two radiators, picture rail to the wall and recessed lights to the ceiling.

Sitting/Dining Room or Bedroom

11'4 x 10'5 approx (3.45m x 3.18m approx)

This second reception room is positioned at the front of the house and has a double glazed leaded window to the front, Adam style fireplace with tiled inset, radiator, picture rail to the walls and recessed lighting to the ceiling.

Dining Kitchen

18'9 x 10'5 approx (5.72m x 3.18m approx)

The large dining kitchen is fitted with wood grain effect units and has a 1½ bowl sink with a mixer tap and a four ring gas hob set in a work surface which extends to three sides which has an extensive range of cupboards, oven, drawers, integrated dishwasher, fridge and freezer beneath, matching eye level wall units with hood over the cooking area, tiling to the walls by the work surface areas, leaded double glazed window to the rear and a Velux window to the ceiling, tiled flooring, recessed lighting to the ceiling, two radiators, LED lighting to the plinths below the base units with lighting under the wall units and a half glazed door leading into the rear hallway.

Rear Hallway

Door with inset circular glazed panel leading out to the rear garden, Velux window, tiled flooring and door leading into the utility area and garage.

First Floor Landing

Access to the loft space and doors to:

Bedroom 1

Two double glazed leaded windows to the front, wardrobes to either side of the bed position, feature original fireplace and a radiator.

En-Suite

7'3 x 6'4 approx (2.21m x 1.93m approx)

The en-suite to the main bedroom could be changed into a fourth bedroom if preferred but is fully tiled with a corner shower having

curved protective doors and screens, pedestal wash hand basin with mixer tap with a mirror and light and an electric shaver point over, bidet and low flush w.c., tiled flooring, double glazed leaded window and a radiator.

Bedroom 2

12'6 x 9'7 approx (3.81m x 2.92m approx)

Double glazed leaded window to the rear, radiator, double built-in storage cupboard, feature original fireplace and recessed lighting to the ceiling.

Bedroom 3

13'10 x 7'3 approx (4.22m x 2.21m approx)

Double glazed leaded windows to the rear and side, radiator and recessed lighting to the ceiling.

Bathroom

The main bathroom is fully tiled and has a white suite including a P shaped bath with mixer tap and hand held shower and there is also a Triton electric shower and a protective glazed screen, low flush w.c., pedestal wash hand basin with mixer tap and a bidet, radiator, mirror with light and electric shaver point over the sink, recessed lighting to the ceiling and tiled flooring.

Outside

At the front of the property there is a block paved area which provides off the road parking and there is a hedge and gate to the front, fencing to the right hand boundary and a wall to the left.

At the rear of the house there is a slabbed patio extending across the width of the property and this leads onto a large lawn garden which is kept private by having fencing to the right hand boundary and hedges to the left and rear boundaries. Outside lighting is provided to the front and rear of the house and there is an outside water supply.

Garage

19'6 x 7'5 approx (5.94m x 2.26m approx)

The garage has a utility area at the rear and this can be separated from the garage with an internal roller shutter door. There is a roller shutter door to the front and at the rear in the utility area there is a work surface with a stainless steel sink with a cupboard and space for an automatic washing machine below and there is the wall mounted Vaillant boiler.

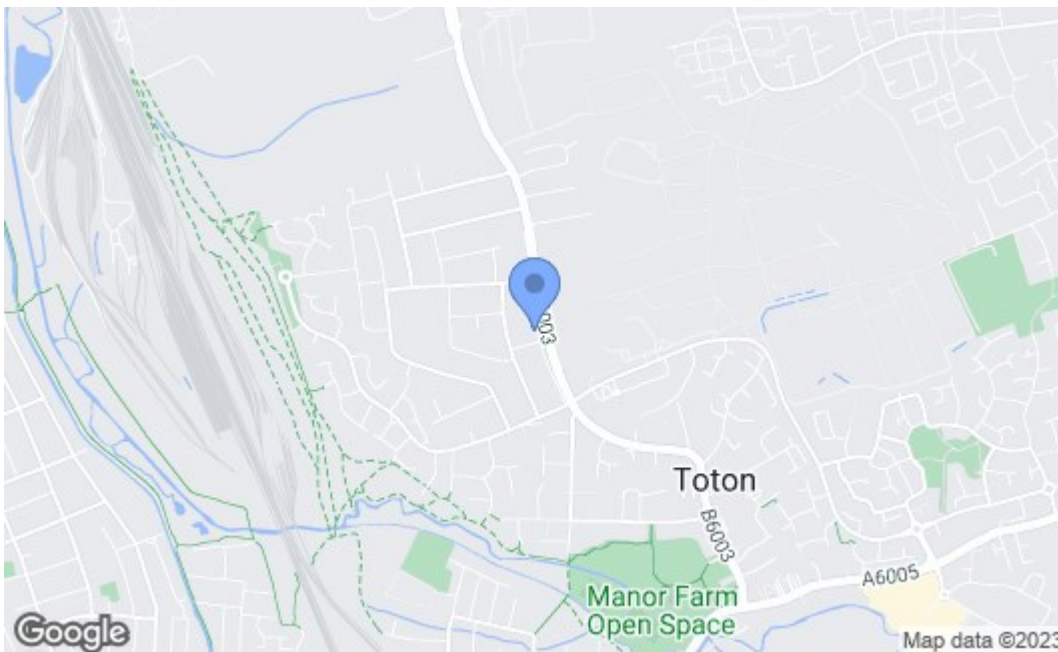
Directions

Proceed out of Long Eaton along Nottingham Road continue to the traffic lights turning left onto High Road and then proceeding over the next set of traffic lights onto Stapleford Lane which Spinney Crescent runs adjacent to, turn left into Woodstock Road and immediately right into Spinney Crescent.
7277AMMP

Council Tax

Erewash Borough Council Band C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		63	78
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.