



Kindlewood Drive,
Toton, Nottingham
NG9 6NE

£400,000 Freehold



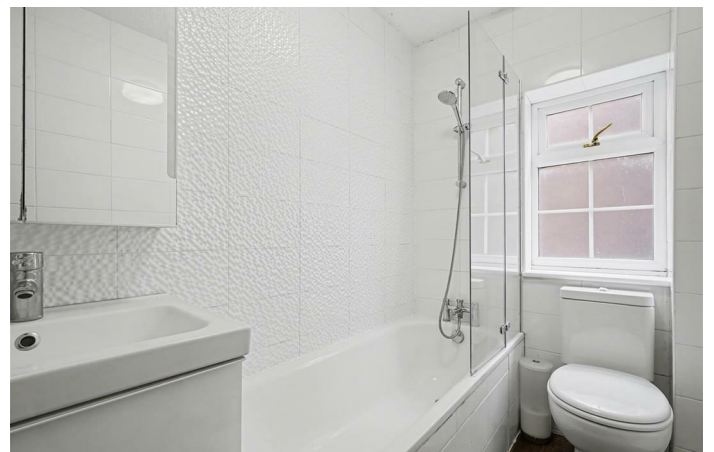
A SPACIOUS FOUR BEDROOM DETACHED HOME, SITUATED IN A SOUGHT AFTER CUL DE SAC LOCATION AND OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

This well proportioned detached property provides ideal family accommodation and is positioned within a popular and quiet cul de sac setting. The home offers generous living space throughout and presents an excellent opportunity for a wide range of buyers.

The accommodation comprises an entrance hallway, a ground floor WC, and two reception rooms, providing flexible living and entertaining space. The main lounge features a boxed bay window to the rear, overlooking the garden and allowing for plenty of natural light. The kitchen serves the ground floor and offers access to the rear of the property. To the first floor, there are four well sized bedrooms, with the master bedroom benefitting from an en suite shower room. The remaining bedrooms are served by the main family bathroom.

Externally, the property is positioned within a cul de sac in a sought after location, offering a pleasant and convenient setting. The property is being offered to the market with no onward chain and an internal viewing is highly recommended to fully appreciate the space and potential on offer.

The property is well placed for easy access to the Tesco superstore on Swiney Way and there are many other retail outlets found in the nearby towns of Beeston and Long Eaton and at the Chilwell Retail Parks where there is an M&S food store, TK Maxx, Next and several coffee eateries. There are healthcare and sports facilities which includes several local golf courses, walks at Toton fields and the picturesque Attenborough Nature Reserve and as well as the Nottingham tram system the excellent transport links include J25 of the M1, East Midlands Airport, 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.



Entrance Hall

Door to the front, radiator, stairs to the first floor, door to garage and doors to:

Dining Room

8'4 × 11' approx (2.54m × 3.35m approx)

Two double glazed windows to the front, radiator.

Cloaks/w.c.

Obscure double glazed window to the side, low flush w.c., part tiled walls, vanity wash hand basin.

Lounge

11'8 × 15'6 into bay approx (3.56m × 4.72m into bay approx)

Double glazed box bay window to the rear, radiator, gas fire (not tested), hearth and mantle.

Kitchen

13'3 × 9'6 approx (4.04m × 2.90m approx)

Double glazed window and door to the rear, matching wall and base units, space for a Range cooker with extractor over, stainless steel sink, part tiled walls, linoleum flooring, space and plumbing for a dishwasher and fridge freezer and a radiator.

First Floor Landing

Loft access hatch and doors to:

Bedroom 1

11'10 × 9'9 approx (3.61m × 2.97m approx)

Double glazed window to the front, built-in wardrobes, radiator and door to:

En-Suite

Obscure double glazed window to the side, low flush w.c., pedestal wash hand basin, radiator, part tiled walls, single shower tray with wall mounted electric shower, extractor fan.

Bedroom 2

10'5 × 9'9 approx (3.18m × 2.97m approx)

Double glazed window to the rear, radiator.

Bedroom 3

7'11 × 10'9 approx (2.41m × 3.28m approx)

Double glazed window to the rear, radiator.

Bedroom 4

9'4 × 6'5 approx (2.84m × 1.96m approx)

Double glazed window to the front, radiator.

Bathroom

Obscure double glazed window to the side, panelled bath, low flush w.c., vanity wash hand basin, wall mounted towel rail, laminate flooring, radiator and extractor fan.

Outside

There is off road parking to the front, garden laid to lawn and access to the garage.

The rear garden is laid mainly to lawn with fencing to the boundaries and side access to the front.

Garage

18'5 × 8' approx (5.61m × 2.44m approx)

Up and over door, power and lighting, plumbing for a washing machine.

Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights with the Cornmill Pub turn left into Swiney Way. At the traffic island turn left into Swiney Way, left again into Wynwood Road, let into the continuation of Wynwood Road, right into Tanwood Road and right into Kindlewood Drive.

9132CO

Council Tax

Broxtowe Borough Council Band D

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 7mbps Superfast 40mbps

Ultrafast 1800mbps

Phone Signal – 02, Three, EE, 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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	68	
(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.