



Lonsdale Drive,  
Toton, Nottingham  
NG9 6LS

**£269,950 Freehold**



A THREE BEDROOM SEMI DETACHED PROPERTY BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a property that will appeal to many buyers, from the first time buyer or someone looking to downsize. The property has been extended over recent years and now offers a conservatory to the rear and is ready for a new owner to move in to and there is also a detached garage. An early internal viewing comes highly recommended to fully appreciate the accommodation on offer.

The property benefits from gas central heating and double glazing and in brief comprises of an entrance hall, lounge, separate dining room, breakfast kitchen and brick base conservatory. To the first floor there are three bedrooms and a shower room. Outside the property is set back from the road with off road parking down the side leading to the detached garage and a privately enclosed rear garden.

Over the past couple of decades the local schools have helped gain Toton an excellent reputation and has been one of the main reasons why people have wanted to move into this area, there is a Tesco superstore on Swiney Way and many other shopping facilities provided by the nearby towns of Beeston and Long Eaton, there are health care and sports facilities which include several local golf courses, walks in the picturesque Attenborough Nature Reserve and as well as the latest extension to the Nottingham tram system the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Beeston and East Midlands Parkway and there is the A52 and other main roads all of which provide easy access to both Nottingham and Derby.



### Entrance Hall

UPVC double glazed front entrance door, laminate floor, dado rail, stairs to the first floor, coving to ceiling, UPVC double glazed window to the side and door to:

### Lounge

13'24 x 12'27 approx (3.96m x 3.66m approx)  
UPVC double glazed window to the front, dado rail, coving to the ceiling, door to understairs storage and open to:

### Dining Room

10'93 x 7'83 approx (3.05m x 2.13m approx)  
Radiator, coving to the ceiling, door to the kitchen, UPVC double glazed patio doors to:

### Conservatory

9'98 x 8'55 approx (2.74m x 2.44m approx)  
A brick base conservatory with a radiator, power points and UPVC double glazed windows and patio door to the rear.

### Kitchen

11'44 x 7'56 approx (3.35m x 2.13m approx)  
Wall, base and drawer units with roll edged work surface over, stainless steel sink and drainer with mixer tap, tiled walls and splashbacks, plumbing for an automatic washing machine, appliance space, tiled floor, gas central heating boiler, coving to the ceiling and UPVC double glazed window and rear exit door.

### First Floor Landing

UPVC double glazed window to the side, access to the loft via a pull down ladder and being partially boarded, door to airing/storage cupboard, coving to the ceiling and doors to:

### Bedroom 1

12'63 x 9'02 approx (3.66m x 2.79m approx)  
UPVC double glazed window to the front, built-in wardrobes, radiator and coving to the ceiling.

### Bedroom 2

8'81 x 9'11 approx (2.44m x 3.02m approx)  
UPVC double glazed window to the rear, radiator, built-in wardrobes, coving to the ceiling.

### Bedroom 3

9'58 x 6'45 approx (2.74m x 1.83m approx)  
UPVC double glazed window to the rear, radiator, coving to ceiling, door to overstairs storage cupboard (currently used as a wardrobe).

### Shower Room

Walk-in shower cubicle with shower from the mains, vanity unit with low flush w.c. and sink with cupboard under, fully tiled walls and splashbacks, tiled floor, chrome heated towel rail and UPVC double glazed window to the rear.

### Outside

The property is set back from the road and has a lawn to the front with off road parking down the side of the property offering parking for at least 2 cars and leading to the detached garage. There is a gate at the side leading to the rear garden where there is a patio area immediate to the property and the garden has been designed for low maintenance. There is a lawn and the garden is privately enclosed with fenced boundaries, there is a garden shed and an outside tap.

### Garage

Detached garage with a pitched roof, up and over door to the front and pedestrian door to the side.

### Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights with The Manor pub turn left into High Road which then becomes Stapleford Lane. At the main set of lights turn left onto Banks Road and after some distance turn left into Sandfield Road, let into Lonsdale Drive and the property can be found on the right as identified by our for sale board.

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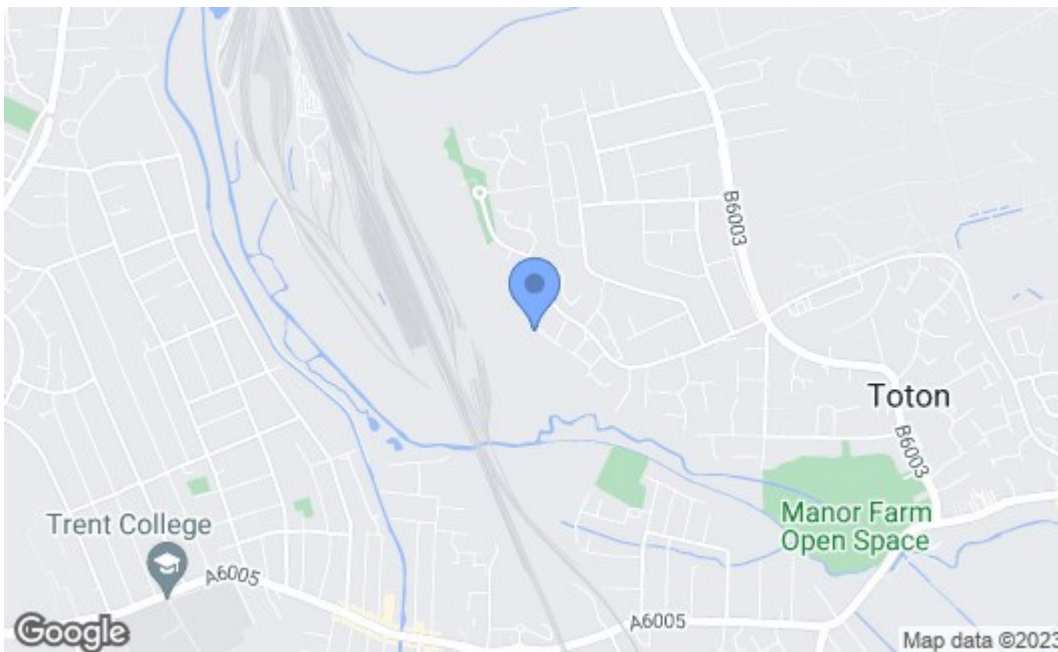
### Council Tax

Band C - £1,945





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 Metrepx ©2022



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			
<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.