



Lonsdale Drive,  
Toton, Nottingham  
NG9 6LS

**£230,000 Freehold**



A TWO BEDROOM SEMI DETACHED HOUSE WHICH IS IDEAL FOR THE FIRST TIME BUYER OR INVESTOR.

Robert Ellis are pleased to bring to the market an ideal first time buy or investment home that is ready to move into and all that is needed is to be decorated to a new buyers taste. There are generous size rooms, off street parking and delightful rear garden which is enclosed and private. Being situated in this popular residential location, the property has easy access to the M1 and A52 road networks as well as the park and ride at the top of Stapleford Lane and these provide great commute links to the nearby towns and cities of Nottingham, Derby, Long Eaton and Beeston.

The property is constructed of brick to the external elevation under a pitched tiled roof and derives the modern benefits of gas central heating and double glazing throughout. In brief the accommodation comprises of an entrance porch which leads into the lounge with stairs to the first floor, kitchen diner and to the first floor there are two bedrooms and the bathroom. Outside there is off street parking at the front and lawned garden and access to the rear via the side gate where there is a patio area, generous lawn and garden shed, all enclosed with hedged boundaries.

The property is well placed for easy access to Tesco superstore on Swiney Way and further shopping facilities at the Chilwell Retail Parks where there is a Next, TK Maxx, M&S Food Store and several coffee eateries, there are healthcare and sports facilities which include several local golf courses, walks at the picturesque Attenborough Nature Reserve and at Toton Fields, there are excellent schools for all ages which are within walking distance of the property and the transport links include the latest extension of the Nottingham Tram System which terminates at Toton and provides another means of transport in and out of the city centre, 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.



## Porch

Composite door to the front, coving to ceiling, laminate floor.

## Lounge

13'6 x 12'2 approx (4.11m x 3.71m approx)

Laminate flooring, radiator, coving to ceiling, electric fireplace and UPVC double glazed window to the front.

## Dining Kitchen

12'2 x 8'9 approx (3.71m x 2.67m approx)

Wall and base units with work surface over, inset stainless steel sink and drainer with mixer tap over, electric oven and gas hob with extractor hood over, plumbing and space for an automatic washing machine, UPVC double glazed window and door to the rear, tiled splashbacks.

## First Floor Landing

With doors to:

### Bedroom 1

12'2 x 9'4 approx (3.71m x 2.84m approx)

Laminate flooring, radiator, coving to ceiling and fitted wardrobes.

### Bedroom 2

12'3 x 6'1 approx (3.73m x 1.85m approx)

UPVC double glazed window to the rear, laminate floor, radiator and coving to ceiling.

## Bathroom

Three piece white suite comprising of a panelled bath with mixer tap and shower over, vanity wash hand basin and low flush w.c., obscure double glazed window to the side and radiator.

## Outside

To the front there is a lawned garden and access to the driveway providing off street parking, slabbed path to the front door and decorative stone chippings. To the rear there is a delightful patio area with a generous lawn, enclosed with hedged boundaries and miscellaneous shrubs and bushes to the rear.

## Directions

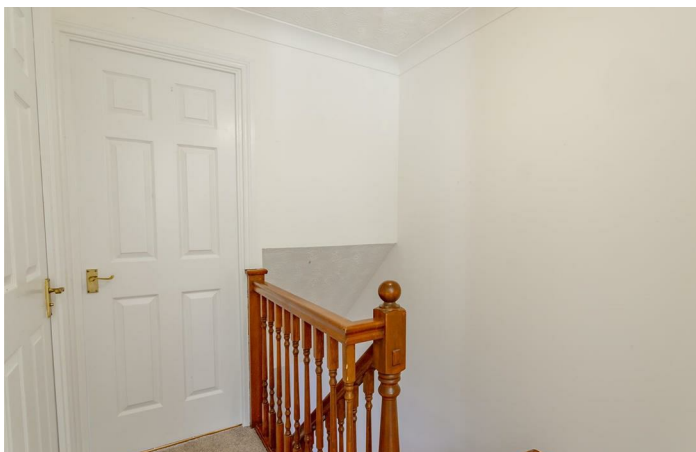
Proceed out of Long Eaton along Nottingham Road and at

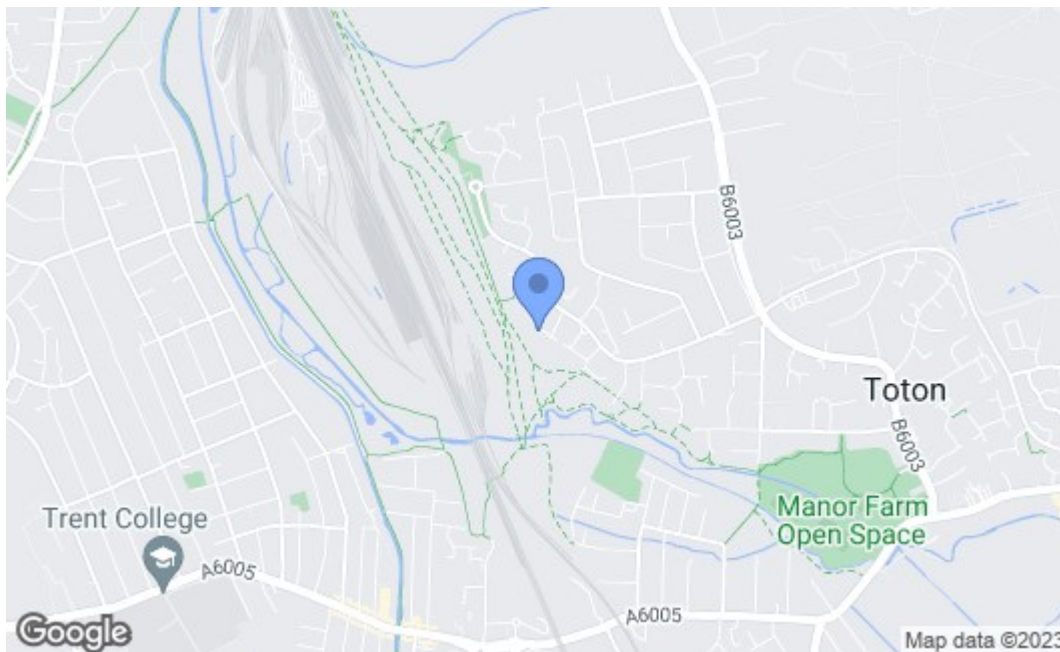
the traffic lights with The Manor pub turn left into High Road which then becomes Stapleford Lane. At the main set of lights turn left onto Banks Road and after some distance turn left into Sandfield Road, let into Lonsdale Drive and the property can be found on the right as identified by our for sale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

6981 AMLT

Council Tax

Band B - £1701





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(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.