



Sandown Road,  
Toton, Nottingham  
NG9 6GN

**£325,000 Freehold**



A THREE BEDROOM DETACHED HOME WITH OFF STREET PARKING, GARAGE AND REAR GARDEN.

Robert Ellis are delighted to bring to the market this well presented detached home, perfect for first time buyers, families and those looking to downsize. The property is constructed of brick and benefits from gas central heating and double glazing throughout.

The property briefly comprises of an entrance hallway with understairs storage cupboard, open plan lounge/diner and kitchen. To the first floor there is a brick landing leading to three bedrooms and the family bathroom. Outside the property benefits from off street parking to the front and access into the garage. To the rear there is an enclosed garden with patio area, lawn and mature flower beds.

Located in the popular residential town of Toton, close to a wide range of local schools, shops and parks and sitting with the George Spencer Academy catchment. The property has fantastic transport links include easy access to Toton tram stop, the M1, A52 and A50. An early viewing comes highly recommended.



### Entrance Hall

UPVC double glazed front door, wooden floorboards, radiator, understairs storage and ceiling light.

### Open Plan Lounge/Diner

11'1" x 23'3" approx (3.38m x 7.09m approx)

UPVC double glazed bay window to the front, UPVC double glazed door to the rear garden, carpeted flooring, radiator, gas fire and ceiling light.

### Kitchen

10'3" x 7'9" approx (3.12m x 2.36m approx)

UPVC double glazed window to the rear, UPVC double glazed door to the side, tiled flooring, wall, base and drawer units with work surface over and inset sink and drainer, space for a washing machine, integrated gas hob, extractor fan over, integrated oven and grill, space for a fridge, radiator and ceiling light.

### First Floor Landing

UPVC double glazed window to the side, access to the loft, carpeted flooring and ceiling light.

### Bedroom 1

11'7" x 11'1" approx (3.53m x 3.38m approx)

UPVC double glazed bay window to the front, carpeted flooring, radiator and ceiling light.

### Bedroom 2

11'6" x 11' approx (3.51m x 3.35m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator and ceiling light.

### Bedroom 3

6'3" x 8' approx (1.91m x 2.44m approx)

UPVC double glazed window to the front, carpeted flooring, built-in storage cupboard, radiator and ceiling light.

### Bathroom

6' x 7'1" approx (1.83m x 2.16m approx)

Obscure UPVC double glazed window to the rear, bath with mixer tap, shower over the bath, low flush w.c., pedestal wash hand basin, built-in cupboard housing the boiler, radiator, vinyl flooring and ceiling light.

### Outside

To the rear there is a patio area, lawn and mature flower beds. Access into the garage with power and light.

### Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights turn left into High Road which then becomes Stapleford Lane, turn left at the lights into Banks Road, first right into Sandown Road and continue around where the property can be found on the left right hand side.

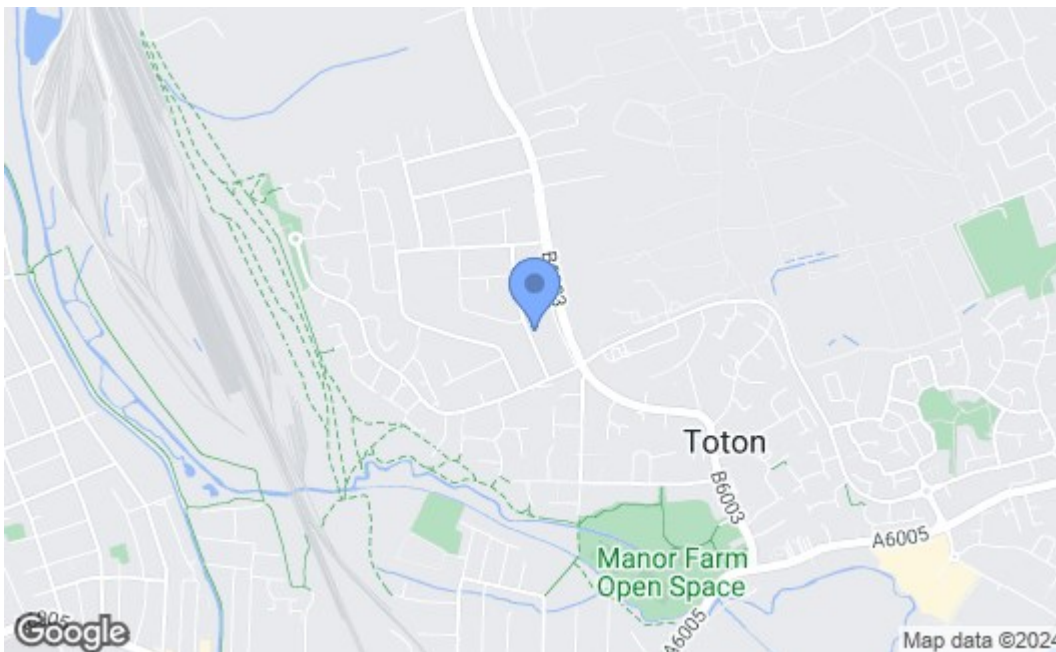
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### Council Tax

Broxtowe Borough Council Band C



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		59	
(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.