



Hadleigh Close,  
Toton, Nottingham  
NG9 6LU

**O/O £250,000 Freehold**



A BEAUTIFULLY POSITIONED TWO BEDROOM SEMI DETACHED HOME OCCUPYING A GENEROUS CORNER PLOT, OFFERING EXCELLENT POTENTIAL AND SITUATED WITHIN A POPULAR RESIDENTIAL LOCATION.

Robert Ellis are delighted to bring to the market this attractive semi detached property which stands particularly well from the front elevation, enjoying a prominent corner plot position and offering excellent potential for extension, subject to the necessary planning permissions.

The accommodation comprises a useful entrance porch, leading into the main living accommodation. To the first floor are two well proportioned bedrooms and a modern bathroom, providing comfortable accommodation ready for immediate occupation. Externally, the property benefits from a driveway and garage, providing ample parking and storage, whilst the generous plot offers exciting scope for future development.

The property is within easy reach of the Tesco superstore on Swiney Way and other supermarkets and retail outlets can be found in the nearby towns of Beeston, Long Eaton and Stapleford and at Chilwell Retail Park where there is an M&S food store, Next and TK Maxx as well as other outlets, there are the excellent schools, healthcare and sports facilities including several local golf courses, walks at Toton Fields and at the picturesque Attenborough Nature Reserve and the transport links include J25 of the M1, East Midlands Airport, stations at Attenborough, Beeston, Long Eaton and East Midlands Parkway and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Porch

Double glazed door to the front, double glazed window to the side, doors to:

### Lounge

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

Two double glazed windows to the front, radiator, stairs to the first floor, door to:

### Kitchen

12'2 x 8'10 approx (3.71m x 2.69m approx)

Double glazed window and door to the rear, matching wall and base units with work surfaces over, sink and drainer, four ring gas burner, integrated electric oven with extractor over, space for a fridge freezer, plumbing for a washing machine.

### First Floor Landing

Loft access hatch and doors to:

### Bedroom 1

10'4 to wardrobes x 9'4 approx (3.15m to wardrobes x 2.84m approx)

Two double glazed windows to the front, radiator and built-in wardrobes.

### Bedroom 2

6'2 x 10'4 approx (1.88m x 3.15m approx)

Double glazed window to the rear, radiator, built-in wardrobes.

### Bathroom

Panelled bath with wall mounted shower over, low flush w.c., wash hand basin, part tiled walls, tiled floor, extractor fan, double glazed window to the side.

### Outside

The property sits on a corner plot having a lawned front garden, side garden and gate leading to the rear. There is off road parking at the side in front of the garage.

There is a larger than average garden to the rear which is lawned, paved patio, shrubs and bushes to the borders and fencing to the boundaries.

### Garage

Detached garage with an up and over door.

### Directions

Proceed out of Long Eaton along Nottingham Road turning left at the traffic lights by The Manor pub into Stapleford Lane. At the next main traffic light crossroads turn left into Banks Road. Continue along the road taking the fifth left onto Sandfield Road and at the T junction turn left onto Lonsdale Drive continuing into Hadleigh Close.

9364CO

### Council Tax

Broxtowe Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 7mbps Superfast 42mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

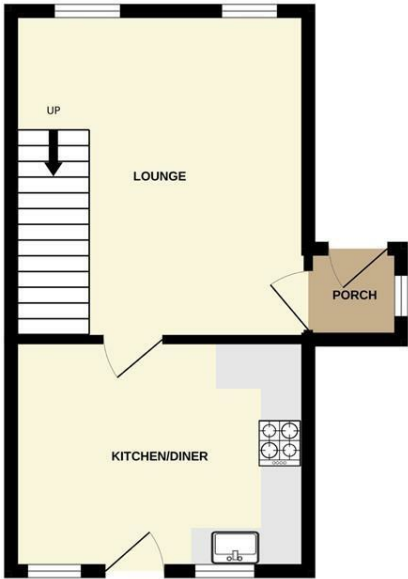
Any Legal Restrictions – No

Other Material Issues – No

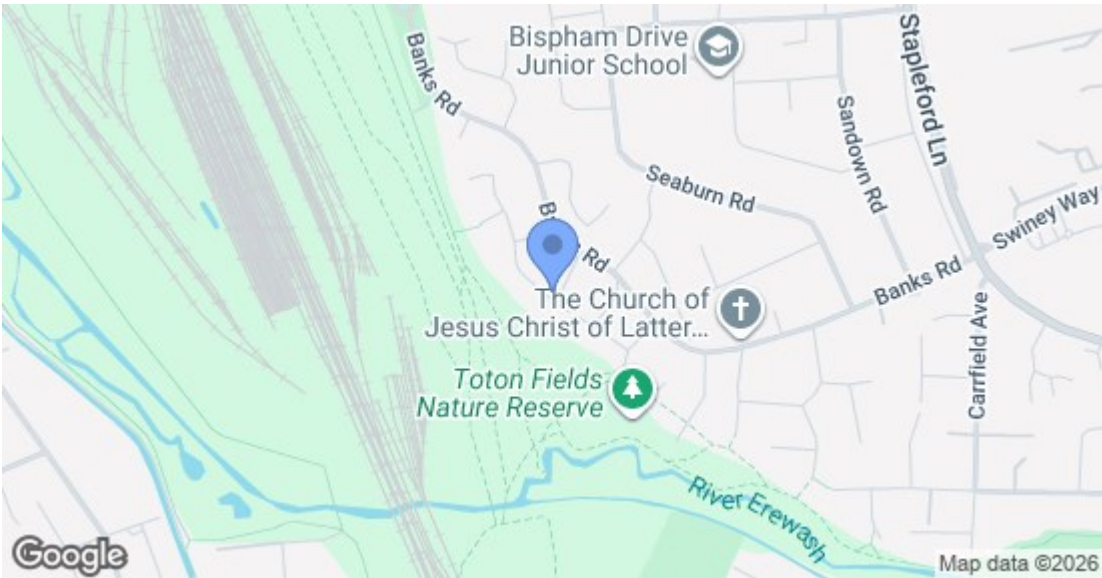
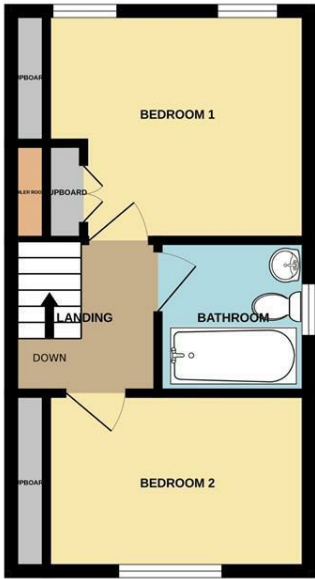




GROUND FLOOR



1ST FLOOR



| 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                     |         |                         |
| England & Wales                                                 |         | 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 |         |                         |
| 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.