

Lonsdale Drive,  
Toton, Nottingham  
NG9 6LS

**£265,000 Freehold**



THIS IS A LOVELY THREE BEDROOM SEMI DETACHED PROPERTY SITUATED ON A QUIET CUL-DE-SAC WITH A BRICK DETACHED GARAGE POSITIONED TO THE FRONT OF THE HOUSE.

Being located on this private driveway off Lonsdale Drive, this three bedroom semi detached property provides a lovely home which will suit a whole range of buyers, from people buying their first property through to families who are looking for a three bedroom house which is within easy reach of the schools for all ages which has been one of the main reasons why people have wanted to move to the Toton area over the past couple of decades. The property has a private garden to the rear and for the size of the accommodation included and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. The property is also within easy reach of the latest extension to the Nottingham tram system which terminates at Toton, together with many other transport links which has helped to make this a very popular and convenient place to live.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits of having gas central heating and double glazing. Being entered through a stylish composite front door, the accommodation includes a reception hall, lounge, dining area, conservatory with doors leading out to the private rear garden and the well fitted kitchen. To the first floor the landing leads to the three bedrooms and bathroom which includes a shower over the bath. Outside there is the brick built detached garage positioned at the front, an easily managed front garden with a path leading down the left hand side to the rear where there is a patio, lawns with pebbled beds to the side, a shed and fencing to the boundaries.

The property is within easy reach of the Tesco superstore on Swiney Way as well as many other retail outlets 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 including several local golf courses, walks at Toton Fields and at the nearby 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.



### Porch

Open porch with a tiled roof and an outside light leading through a stylish composite, front door which has three inset glazed panels and leads to:

### Reception Hall

Having a double glazed window to the side, stairs with a hand rail leading to the first floor, radiator, laminate flooring and cornice to the wall and ceiling.

### Lounge/Sitting Room

13'2 x 12'3 approx (4.01m x 3.73m approx)

Double glazed window with a fitted blind to the front, Adam style fireplace with an inset and hearth, radiator, laminate flooring, cornice to the wall and ceiling and an arch leading into:

### Dining Room

11'5 x 7'8 approx (3.48m x 2.34m approx)

Double opening, double glazed, double opening French doors leading out to the conservatory, cornice to the wall and ceiling, laminate flooring and a radiator.

### Conservatory

11'4 x 7'2 approx (3.45m x 2.18m approx)

Double opening, double glazed French doors leading out to the rear garden with double glazed windows with fitted blinds to the rear and side, tiled flooring with underfloor heating and a polycarbonate vaulted ceiling.

### Kitchen

10'8 x 7'6 approx (3.25m x 2.29m approx)

The kitchen is fitted with wood grain effect finished units having brushed stainless steel fittings and includes a 1½ bowl sink and a four ring hob set in a work surface which extends to two walls and has drawers, oven, cupboards and space for an automatic washing machine below, further work surface with drawers under and shelving above, upright pantry style cupboard, space for an upright fridge/freezer, panelling to the walls by the work surface areas and a glazed back plate and hood to the cooking area, wall mounted boiler, chrome ladder towel radiator, laminate flooring, double glazed window to the rear and a door with a double glazed inset panel leading out to the side of the property.

### First Floor Landing

Hatch to loft, shelved airing/storage cupboard, the balustrade continues from the stairs onto the landing and there is cornice to the wall and ceiling.

### Bedroom 1

13'3 x 8'9 approx (4.04m x 2.67m approx)

Double glazed window with a fitted blind to the front, radiator and cornice to the wall and ceiling.

### Bedroom 2

11' max x 8'7 approx (3.35m max x 2.62m approx)

Double glazed window with fitted blind to the rear, radiator and cornice to the wall and ceiling.

### Bedroom 3

9' to 6'8 x 6'4 approx (2.74m to 2.03m x 1.93m approx)

Double glazed window with a fitted blind to the front, radiator and a built-in storage cupboard.

### Bathroom

The bathroom has a white suite including a panelled bath with chrome hand rails and a mixer tap/shower, tiling to three walls and a protective glazed screen, low flush w.c., pedestal wash hand basin with tiled splashback and a mirror fronted cabinet above, chrome ladder towel radiator and tiled flooring.

### Outside

At the front of the property there is a driveway in front of the garage and a slabbed path to the side of the garden which provides access to the front door with the garden at the front being pebbled to help keep maintenance to a minimum with a trellis to the side boundary and there is a gate at the side of the house providing access to the rear garden.

At the rear there is a slabbed area, UPVC gate and fencing providing access to the front, an area at the side provides an ideal place for bin storage, there is a patio at the rear with a path leading to a shed with pebbled beds to the side, fencing to the boundaries and an outside tap and an external light is provided.

### Garage

17'9 x 8'9 approx (5.41m x 2.67m approx)

A brick detached garage with a pitched tiled roof, up and over door to the front, power and lighting is provided, storage in the roof space and shelving to the walls.

### Directions

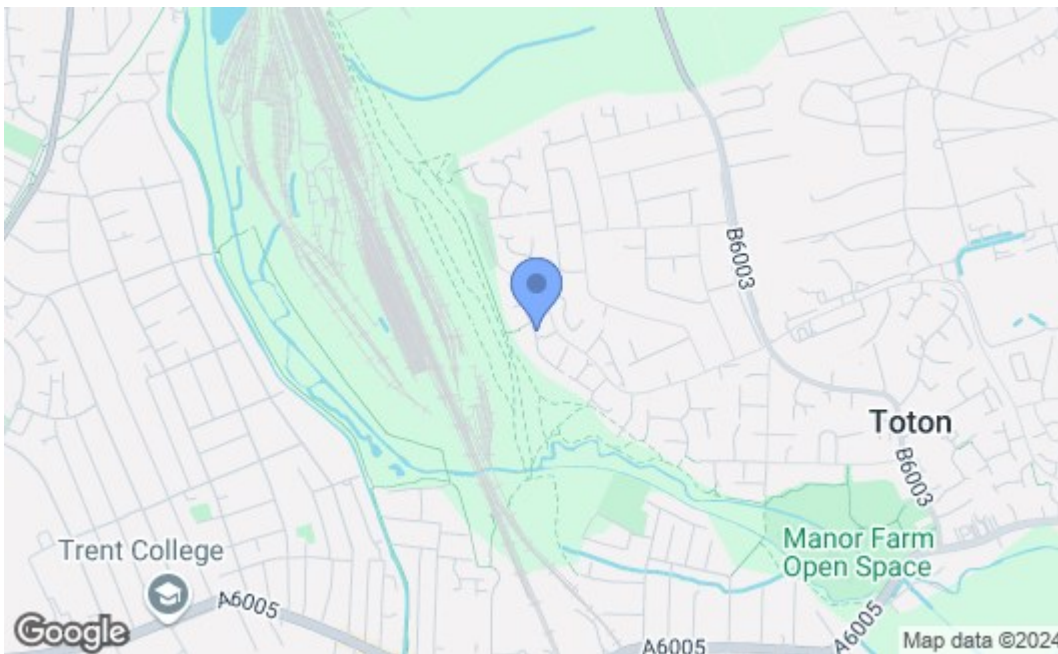
Proceed out of Long Eaton along Nottingham Road and at the traffic lights take the left hand turning onto High Road which then becomes Stapleford Lane. At the next main junction take the left hand turning onto Banks Road and after some distance turn left onto Sandfield Road then left onto Lonsdale Drive where the property is situated on the right hand side as identified by our for sale board.

7965AMMP

### Council Tax

Broxtowe Borough Council Band C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		72	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.