



Spinney Rise,  
Toton, Nottingham  
NG9 6JL

**£350,000 Freehold**



AN EXTENDED THREE BEDROOM DETACHED BUNGALOW BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are extremely pleased to bring to the market a property that has been extended to the front and rear and now offers spacious accommodation throughout. The layout has been carefully thought of and has bedrooms to the front elevation and breakfast kitchen and lounge with bi-folding doors facing onto the rear garden. Situated at the top of the hill you also have fantastic views over Toton and the surrounding areas. To fully appreciate all this property has to offer, a viewing is a must.

The property benefits from gas central heating and double glazing and in brief comprises of an entrance hall with access to the master bedroom having its own en-suite shower room, second and third bedroom and then there are doors to an L shaped lounge with bi-folding doors onto the rear garden and the breakfast kitchen with a dining area which has a door to the rear garden and door to a separate utility room. There is off road parking to the front and a good size garden to the rear.

Spinney Rise is close to the Tesco superstore found on Swiney Way with more supermarkets and retail outlets found in the nearby towns of Beeston, Stapleford and Long Eaton, there are the excellent schools for all ages which are within walking distance of the house, walks at Toton Fields and the picturesque Attenborough Nature Reserve, healthcare and sports facilities which include several local golf courses and as well as the latest extension to the Nottingham tram system, the transport links include J25 of the M1, East Midlands Airport, stations at Beeston, Attenborough, 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

UPVC double glazed front entrance door, tiled floor and door to:

### Entrance Hall

Two storage cupboards, radiator, access to the loft and doors to:

### Bedroom 1

11'2 x 12'2 approx (3.40m x 3.71m approx)

Recessed spotlights, TV point, radiator, UPVC double glazed window to the front and door to:

### En-Suite

8'3 x 6'8 approx (2.51m x 2.03m approx)

A white three piece suite comprising of an L shaped bath with shower from the mains having a waterfall shower head and hand held shower, vanity unit with a low flush w.c., sink and storage, fully tiled walls and splashbacks, Velux window, spotlights, chrome heated towel rail and extractor fan.

### Bedroom 2

11'4 x 10'3 approx (3.45m x 3.12m approx)

UPVC double glazed window to the front, radiator, built-in wardrobe and recessed spotlights.

### Bedroom 3

8'9 x 6'5 approx (2.67m x 1.96m approx)

Velux window and a radiator.

### Bathroom

A white three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, low flush w.c., chrome heated towel rail, tiled walls and splashbacks.

### Lounge

22'2 x 14'8 approx (6.76m x 4.47m approx)

The L shaped lounge has bi-folding doors onto the rear, two radiators, USB power points and TV point.

### Dining Area

12'5 x 6'4 approx (3.78m x 1.93m approx)

Radiator, tiled floor and open to:

### Breakfast Kitchen

18'6 x 8'7 approx (5.64m x 2.62m approx)

Wall, base and drawer units with work surface over, inset 1½ bowl sink and drainer with swan neck mixer tap, tiled walls and splashbacks, integrated eye level Neff double oven, Neff induction hob and extractor hood over, tiled floor, breakfast bar, built-in dishwasher, built-in fridge and separate freezer, drinks fridge, chrome vertical modern radiator, two Velux windows, UPVC double glazed window to the side, spotlights and UPVC double glazed French doors to the rear garden.

### Utility Room

8'5 x 4'3 approx (2.57m x 1.30m approx)

Base units with work surface over, stainless steel sink and drainer with swan neck mixer tap, plumbing for an automatic washing machine, appliance space, gas central heating boiler, tiled walls and splashbacks, extractor fan and tiled floor.

### Outside

To the front of the property there is a block paved driveway offering parking for two cars with a bark and gravel areas and borders having mature shrubs. There is access to the side leading to the privately enclosed rear garden. To the immediate rear of the property there is a block paved patio area leading onto the predominantly laid lawn, there are mature shrubs and the garden is privately enclosed with fenced boundaries. There is a garden shed and an outside tap.

### Directions

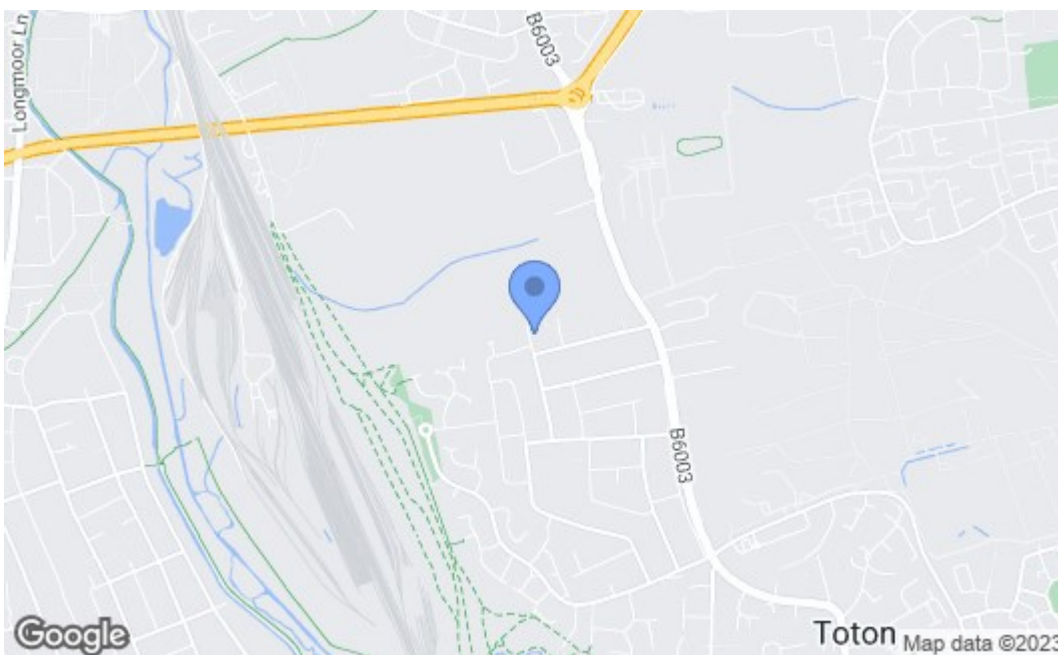
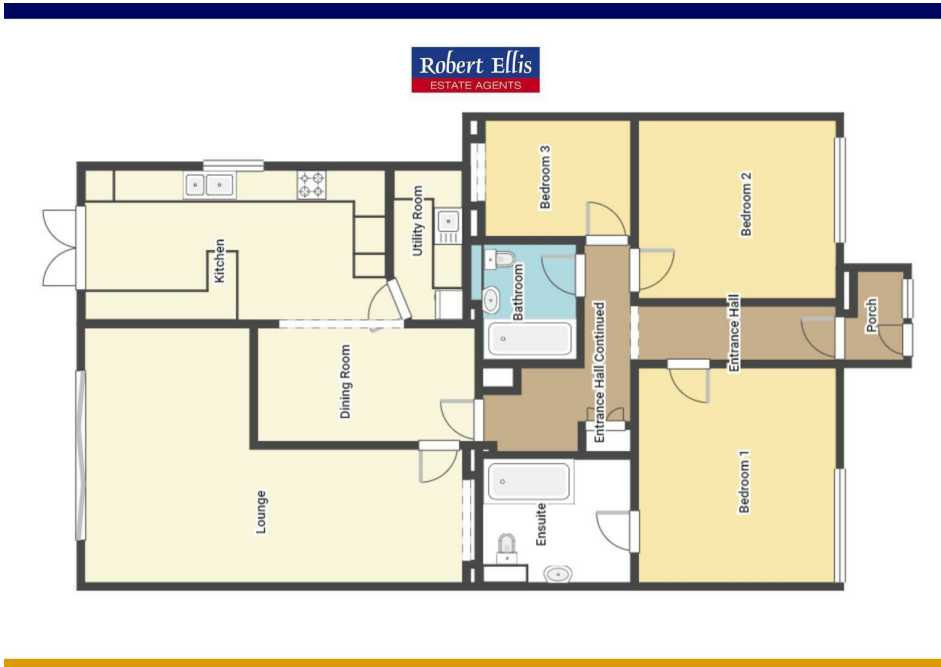
Proceed out of Long Eaton along Nottingham Road and at the traffic lights with The Manor public house turn left onto High Road which then becomes Stapleford Lane. Continue through the next set of traffic lights and then turn left into Woodstock Road, right into Spinney Rise where the property can be found on the right as identified by our for sale board.

7362AMEC

### Council Tax

Browtove Borough Council Band C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		71	
(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.