



Sheriffs Lea,
Toton, Nottingham
NG9 6LJ

£359,950 Freehold



ROBERT ELLIS ARE PLEASED TO BE INSTRUCTED TO MARKET THIS LARGE FOUR BEDROOM FAMILY HOME WHICH IS BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Being situated on a quiet cul-de-sac in the heart of this most sought after residential area to the West of Nottingham, this detached four bedroom home was constructed in 1989 by Thomas Lowe Homes and having been lived in by the same owner since it was built, is ready for immediate occupation and will provide a new owner the opportunity to in time stamp their own mark on their next home. The property is one of the larger four bedroom home types that was built in the area and for all that is included to be appreciated, we recommend that interested parties do take a full inspection so they are able to see the size of the rooms included and the privacy of the rear garden for themselves. Toton has over the past couple of decades become recognised for its excellent local schools for all ages which has been one of the main reasons people have wanted to move to the area and there are also excellent transport links, all of which have helped to make Toton such a popular and convenient place to live.

The property is positioned on a private drive and is constructed of facia brick to the external elevations under a pitched tiled roof and the spacious accommodation included derives all the benefits of gas central heating with the boiler having been replaced over recent years and from being mostly double glazed. In brief the accommodation includes a reception hall, large lounge with a box bay window to the front and double doors leading to a separate dining room which has patio doors leading out to the rear garden. The kitchen is fitted with wall and base units and there is a good size utility room and ground floor w.c. To the first floor the landing leads to the four bedrooms, the main bedroom having an en-suite shower room, and all the bedrooms have built-in wardrobes with the two larger rooms having wardrobes with mirror fronted sliding doors and there is then the family bathroom which is partly tiled and has a three piece suite. Outside there is the part integral garage which has an up and over door to the front and an internal door to the utility room, at the front there is a drive and car standing area and a gated path runs down the right hand side of the house to the rear where there is the main garden which is mostly lawned with beds to the sides and there is a slabbed patio to the immediate rear of the house with the garden being kept private by having a curved wall and fencing to the boundaries and there is a wooden shed which will remain at the property when it is sold.

The property is only a couple of minutes drive away from the Tesco superstore on Swiney Way with many other retail outlets including several large supermarkets being found in the nearby towns of Long Eaton and Beeston and also at the Chilwell Retail Park where there is an M&S food store, Next, TK Maxx and a number of coffee eateries, there are the excellent schools for all ages which are within walking distance of the house, healthcare and sports facilities which include several local golf courses, walks at Toton fields and the picturesque Attenborough Nature Reserve and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Beeston, Attenborough, Long Eaton and East Midlands Parkway and the latest extension to the Nottingham Tram System terminates in Toton and provides another means of transport to and from Nottingham city centre and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Open porch with outside light leading through a wood panelled front door with inset arched glazed panel and a leaded opaque glazed side panel leading to:

Reception Hall

Stairs with feature balustrade leading to the first floor, radiator with shelf over and cornice to the wall and ceiling.

Lounge/Sitting Room

13'9 x 13'4 approx (4.19m x 4.06m approx)

Double glazed bay window to the front, log effect gas fire set in a feature brick surround with quarry tiled plinths to either side and a tiled hearth, two radiators, cornice to the wall and ceiling and double doors to:

Dining Room

10'8 x 10'3 approx (3.25m x 3.12m approx)

Double glazed patio doors leading out to the rear garden, cornice to the wall and ceiling and radiator.

Kitchen

10'8 x 8'8 approx (3.25m x 2.64m approx)

The kitchen is fitted with a double drainer stainless steel sink unit with cupboards and two drawers below, four ring gas hob set in a work surface with oven, cupboards, drawer and space for tea towels and trays below, further work surface with cupboards, drawers and space for a dishwasher or washing machine below, matching eye level wall cupboards, hood to the cooking area, tiling to the walls by the work surface areas, window to the rear and walk-in pantry cupboard beneath the stairs.

Utility Room

10'8 x 7'9 approx (3.25m x 2.36m approx)

Half glazed door and window to the rear, stainless steel sink set in a work surface with space for both an automatic washing machine and tumble dryer and there is a cupboard below, Baxi wall mounted boiler (replaced a couple of years ago), radiator, hatch to loft above the utility room and internal door to garage.

Ground Floor w.c.

Having a low flush w.c. and a corner hand basin with tiled splashback, opaque glazed window and radiator.

First Floor Landing

Airing/storage cupboard and doors to:

Bedroom 1

13'2 reducing to 9'3 x 13'4 approx (4.01m reducing to 2.82m x 4.06m approx)

Double glazed leaded window to the front, radiator and fitted double wardrobes with mirror sliding doors having shelving and hanging space.

En-Suite Shower Room

The en-suite has a walk-in shower with tiling to three walls and a sliding protective door, pedestal wash hand basin and low flush w.c., tiling to the walls by the shower, sink and w.c. areas, radiator, opaque double glazed window, mirror to the wall by the sink and electric shaver point.

Bedroom 2

11'9 x 7'8 approx (3.58m x 2.34m approx)

Double glazed leaded window to the front, radiator and built-in wardrobe with sliding doors having shelving and hanging space.

Bedroom 3

9'6 x 7'10 approx (2.90m x 2.39m approx)

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

Bedroom 4

8'9 x 7'2 approx (2.67m x 2.18m approx)

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

Bathroom

The bathroom has a light coloured suite including a panelled bath with hand rails, pedestal wash hand basin and low flush w.c., radiator, tiling to the walls by the bath, sink and w.c. areas, leaded glazed window, mirror to the wall by the bath and a second mirror to the wall and there is also an electric shaver point and radiator.

Outside

At the front of the property there is a drive and a car standing area with a slabbed path that runs across the front of the house where there is also a lawn and there is a path running down the right hand side through a gate to the rear garden. The rear garden is Southerly facing and has a slabbed path leading onto a lawn with a path taking you down the left hand side of the garden and along the rear there are borders and fencing and a curved wall to the boundaries. There is an outside tap and lighting provided and there is a wooden shed which will remain at the property when it is sold.

Integral Garage

16'6 x 8' approx (5.03m x 2.44m approx)

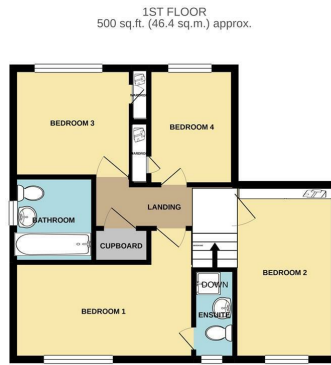
Up and over door to the front and an internal door to the utility room, power, lighting and the electric consumer unit is mounted on the wall.

Directions

Proceed out of Long Eaton along Nottingham Road turning left at the traffic lights into High Road. Proceed for some distance to the junction with Banks Road taking the left hand turning. Continue along Banks Road taking the right turning into Sheriffs Lea and follow the road round to the right hand side whereby the property may be located on the right hand side as identified by our for sale board.

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20 SHERIFFS LEA, TOTON
TOTAL FLOOR AREA: 1176 sq.ft. (109.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.