



Farndon Drive,  
Toton, Nottingham  
NG9 6JS

**£290,000 Freehold**



A THREE BEDROOM SEMI DETACHED PROPERTY BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a property that has only ever been owned by one owner. It has had improvements over the years, but is now ready for its next owner to stamp their own mark on it and would ideally suit the first time buyer or growing family. A particular feature of this property is the rear garden which is larger than average in size. Situated in the popular location of Toton, an early viewing comes highly recommended to fully appreciate the accommodation on offer.

The property is constructed of brick to the external elevation all under a tiled roof and benefits from modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises of an entrance hall, lounge/dining room, kitchen and conservatory. To the first floor there are three bedrooms and a shower room. Outside there is garden to the front and off the road parking and to the rear, as previously mentioned, a larger than average garden.

The property is within easy reach of the Tesco superstore on Swiney Way with there being other shopping facilities found at the Chilwell Retail Parks where there is an M&S Food Store, Next, TK Maxx and various coffee eateries with further supermarkets being found in the nearby towns of Beeston and Long Eaton, there are the excellent schools for all ages which are within walking distance of the property, healthcare and sports facilities which include several local golf courses, walks in the picturesque Attenborough Nature Reserve and at Toton Fields and the 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 access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

UPVC double glazed front entrance door, radiator, stairs to the first floor and door to:

### Lounge/Dining Room

26'10 x 12'1 approx (8.18m x 3.68m approx)

UPVC double glazed bay window to the front, three radiators, TV point, coving to ceiling, double doors to:

### Conservatory

13'6 x 9'4 approx (4.11m x 2.84m approx)

Brick base conservatory with UPVC double glazed windows and patio doors to the rear.

### Kitchen

12'2 x 6'9 approx (3.71m x 2.06m approx)

Wall, base and drawer units with work surface over, 1½ bowl stainless steel sink and drainer with mixer tap over, tiled walls and splashbacks, two UPVC double glazed windows, rear exit door, built-in oven, gas hob and extractor hood over, appliance space, radiator and gas central heating boiler.

### First Floor Landing

UPVC double glazed window to the side, access to the loft and doors to:

### Bedroom 1

12'4 x 10'8 approx (3.76m x 3.25m approx)

UPVC double glazed bay window to the front, radiator, built-in wardrobe.

### Bedroom 2

12'3 x 12'1 approx (3.73m x 3.68m approx)

UPVC double glazed window to the rear and radiator.

### Bedroom 3

6'9 x 7'9 approx (2.06m x 2.36m approx)

UPVC double glazed window to the rear and radiator.

### Shower Room

Walk-in shower cubicle with electric shower over, low flush w.c., vanity wash hand basin, tiled walls and splashbacks, radiator, storage cupboard and two UPVC double glazed windows to the rear.

### Outside

To the front of the property there is off the road parking, privately enclosed with fenced and hedge boundaries. there is side access leading to the rear garden. Immediate to the property is a patio area which leads to a predominantly laid lawn, borders full of mature shrubs and trees, pond and at the bottom there are two vegetable patches, all privately enclosed with fenced and hedged boundaries. There is an outside tap and a detached garage.

### Directions

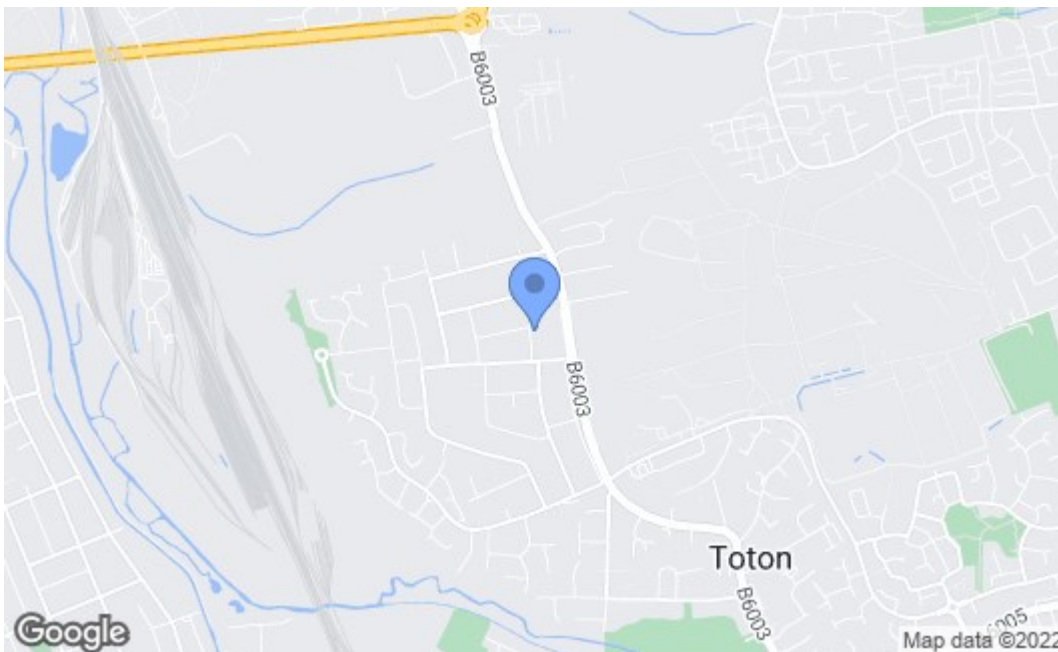
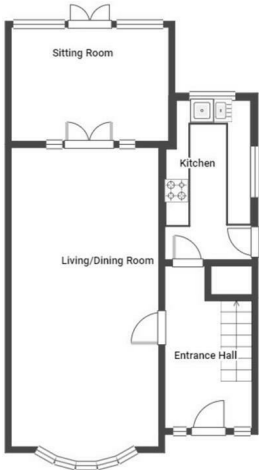
Proceed out of Long Eaton along Nottingham Road turning left at the traffic lights into High Road. Continue at the main Banks Road junction into Stapleford Lane and take the left turning into Woodstock Road, right onto Farndon Drive where the property can be found on the right hand side.

6990AMEC

### Council Tax

Band C - £1945





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(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.