



Lonsdale Drive,  
Toton, Nottingham  
NG9 6LS

**O/O £210,000 Freehold**



A TWO BEDROOM SEMI DETACHED HOME POSITIONED IN A POPULAR CUL-DE-SAC WITHIN TOTON, OFFERED TO THE MARKET WITH NO ONWARD CHAIN AND GREAT POTENTIAL FOR FIRST TIME BUYERS OR INVESTORS.

Robert Ellis are delighted to bring to the market this well-located property which offers an excellent opportunity for anyone looking to modernise and create a home to suit their own style. The accommodation includes a spacious lounge, kitchen, two bedrooms and bathroom, with scope to update throughout.

Externally, the property benefits from off road parking, a garage, and a good sized rear garden, providing great outdoor space. Situated in a highly sought-after Toton location, the home is ideally placed for local amenities, the tram station, and excellent transport links including the M1 and A52, making it perfect for convenient day-to-day living and commuting.

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.



### Entrance Porch

Door to the front, laminate flooring and door to:

### Lounge

12'7 x 13'10 approx (3.84m x 4.22m approx)

Double glazed window to the front, laminate flooring, radiator, stairs to the first floor and door to:

### Kitchen

12'7 x 9'6 approx (3.84m x 2.90m approx)

Double glazed window to the rear, double glazed patio doors to the rear, tiled floor, radiator, wall and base units with work surface over, inset sink and drainer, space for a fridge freezer, integrated electric oven with four ring gas burner over and extractor above, plumbing for a washing machine.

### First Floor Landing

Loft access hatch, laminate flooring and doors to:

### Bedroom 1

12'7 x 9'8 approx (3.84m x 2.95m approx)

Double glazed window to the front, radiator and built-in storage.

### Bedroom 2

12'7 x 6'6 approx (3.84m x 1.98m approx)

Double glazed window to the rear and a radiator.

### Bathroom

Double glazed window to the side, panelled bath, low flush w.c., pedestal wash hand basin, wall mounted electric shower, part tiled walls, radiator and tiled floor.

### Outside

To the front there is off road parking leading to the garage.

To the rear of the property there is a patio, side entrance gate, lawned garden with panelled fencing to the boundaries.

### Garage

Up and over door.

### 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.

8998CO

### 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 5 1 mbps

Ultrafast 1800mbps

Phone Signal – 02, EE, 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

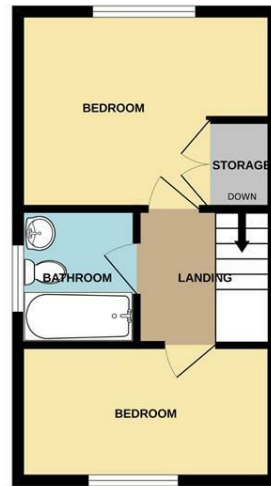
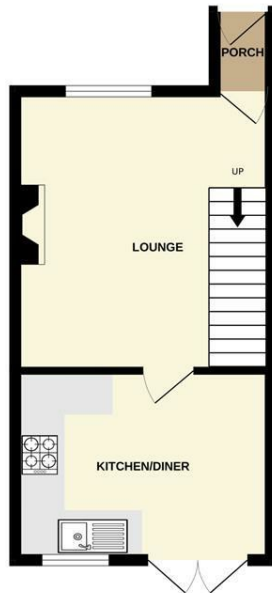
Other Material Issues – No



**Robert Ellis**  
ESTATE AGENTS

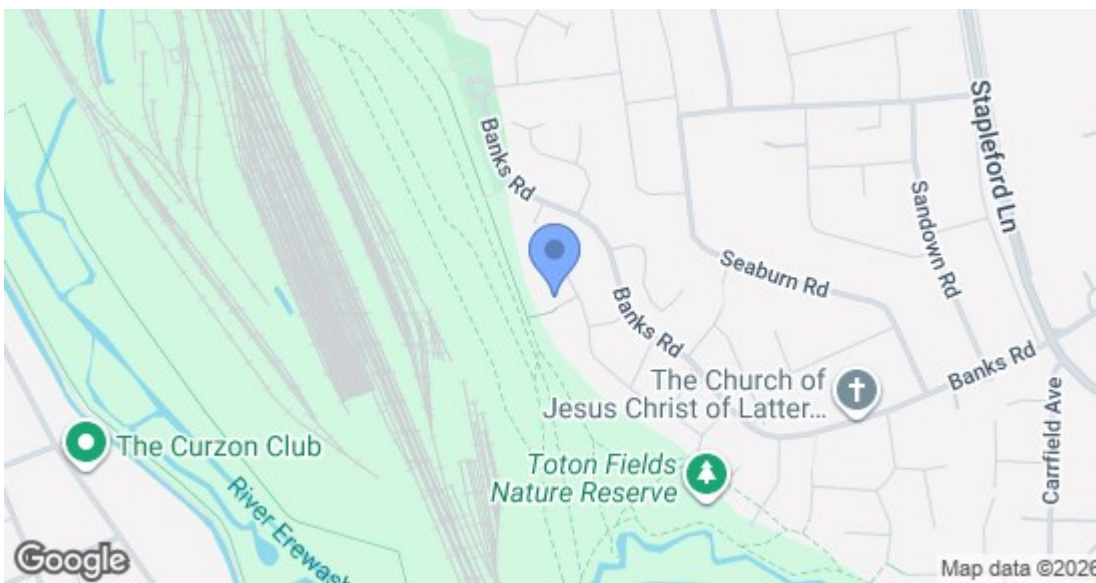
GROUND FLOOR  
301 sq.ft. (27.9 sq.m.) approx.

1ST FLOOR  
294 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA: 595 sq.ft. (55.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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.