



Sandown Road,  
Toton, Nottingham  
NG9 6GL

**£255,000 Freehold**



THIS IS A BAY FRONT SEMI DETACHED HOUSE POSITIONED ON THIS MOST SOUGHT AFTER ROAD IN THE HEART OF TOTON.

Robert Ellis are pleased to be instructed to market this bay front semi detached property which provides a new owner with the opportunity to extend the property to both the side and rear and carry out other works so they can stamp their own mark on their next home. For the size of the property and the garden at the rear to be appreciated, we recommend interested parties do take a full inspection so they can see all that is included in the property for themselves. The property is well placed for easy access to George Spencer Academy and other feeder schools which together with excellent transport links has helped to market his a very popular and convenient place for people to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the accommodation included derives the benefit of gas central heating and double glazing. In brief the accommodation includes a reception hall with a ground floor w.c. off and there are doors from the hall leading to the lounge and to the kitchen which has an extension to the rear that provides a dining/sitting area and from this part of the open plan living space to the rear of the house there are French doors taking you out to the rear garden. To the first floor the landing leads to the three bedrooms and the bathroom which has a corner bath and separate shower. Outside there is a detached concrete sectional garage positioned at the rear of the house, block paving at the front of the property which provides off the road parking for two vehicles and to the right hand side of the property there are double wrought iron gates with a block paved driveway leading down to the garage. The rear garden has a patio leading onto a large lawned area and being South-West facing is kept private by having fencing to the boundaries.

The property is within easy reach of the Tesco superstore on Swiney Way and there are many other retail outlets found in the nearby towns of Beeston and Long Eaton as well as at the Chilwell Retail Parks where there is an M&S food store, TK Maxx and several coffee eateries, there are the excellent schools for all ages which are within walking distance of the property, healthcare and sports facilities including several local golf courses, walks at Toton Fields and at the picturesque Attenborough Nature Reserve and the excellent transport links include the latest extension to the Nottingham Tram system which terminates at Toton, J25 of the M1, stations at Beeston, Attenborough, Long Eaton and East Midlands Parkway, East Midlands Airport is approx. 10 miles away and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Reception Hall

Opaque glazed front door with a matching side panel, stairs with balustrade and a hand rail to the first floor, radiator and cloaks hanging.

### Ground Floor w.c.

Having a low flush w.c., tiling to two walls, opaque double glazed window and a Baxi wall mounted boiler.

### Lounge/Sitting Room

16'8 x 11'4 approx (5.08m x 3.45m approx)  
Double glazed bay window to the front, radiator and chimney breast with a recess and a tiled hearth.

### Kitchen

18'3 x 8' approx (5.56m x 2.44m approx)  
The kitchen has a circular stainless steel sink and a mixer tap set in a work surface with a double cupboard and spaces for an automatic washing machine, tumble dryer and dishwasher below, cooking Range with work surfaces to either side, one having a double cupboard with two drawers and the other which is L shaped having cupboards beneath, space for a fridge/freezer, matching eye level wall cupboards, tiling to the walls by the work surface areas, radiator and tiled flooring.

### Dining Area

18' x 7'3 approx (5.49m x 2.21m approx)  
The overall measurements of this open plan space is 18' x 15'7 approx.

The kitchen has an open plan feel with an extension to the rear which provides a dining area and from this room there are French doors with full height double glazed windows to either side leading out to the rear garden, tiled flooring and two radiators.

### First Floor Landing

Double glazed window to the side, balustrade continued from the stairs onto the landing, hatch with a ladder to the loft and doors to:

### Bedroom 1

12' x 11'5 approx (3.66m x 3.48m approx)  
Double glazed bay window to the front and a radiator.

### Bedroom 2

12' x 11'9 approx (3.66m x 3.58m approx)  
Double glazed window to the rear and a radiator.

### Bedroom 3

8'5 x 6'6 approx (2.57m x 1.98m approx)  
Double glazed window to the front, radiator and built-in cupboards over the bulkhead of the stairs.

### Bathroom

The bathroom has a corner bath, separate shower with tiling to two walls and a glazed door with a protective screen, low flush w.c. and a pedestal wash hand basin with a tiled splashback, radiator, opaque double glazed window and panelling to the ceiling.

### Outside

At the front of the property there is a block paved parking area with a wall to the left and front boundaries and a fence to the right hand side. There are double wrought iron gates to the right hand side of the house with a block paved drive leading to the garage at the rear.

The rear garden is an important feature of the property and to the rear of the house there is a patio which leads onto a large lawned area with the garden being kept private by having fencing to the boundaries. There is an outside water supply and outside lighting provided.

### Garage

18' x 9'6 approx (5.49m x 2.90m approx)  
The concrete sectional garage has an up and over door to the front and a window to the side and is positioned to the rear of the house.

### Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights turn left into High Road which then becomes Stapleford Lane, turn left at the lights into Banks Road, first right into Sandown Road and continue around where the property can be found on the left hand side as identified by our for sale board.

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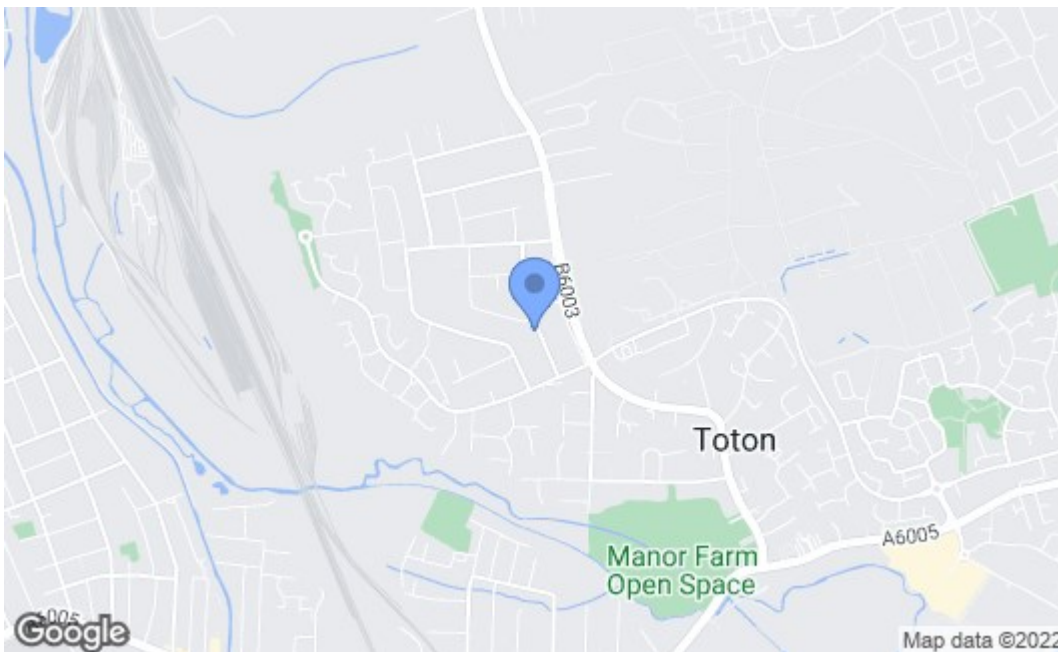
### Council Tax

Band C - £1,945





TOTAL FLOOR AREA: 1151 sq.ft. (106.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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			
<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	

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