



High Road,
Toton, Nottingham
NG9 6EH

£319,950 Freehold



NEW TO THE MARKET - MORE DETAILS TO FOLLOW



Porch

Fully enclosed porch having a UPVC door with two inset opaque glazed panels and matching side panel and double glazed door leading to:

Reception Hallway

Stairs with balustrade leading to the first floor, oak panelled doors to the storage/cloaks cupboard and lounge, radiator and wooden flooring which extends into the through lounge.

Lounge/Dining Room

26'2" x 11'8" approx (7.98m x 3.56m approx)

This split level room has a double glazed window to the front and double opening double glazed French doors with side panels leading out to the rear garden, two radiators, wooden flooring, oak door to the kitchen and TV aerial point and power point for a wall mounted TV.

Kitchen

19'7" x 16'8" approx (5.97m x 5.08m approx)

The kitchen has cream Shaker style units with stainless steel fittings and includes a sink with mixer tap and a four ring hob set in a work surface which extends to two walls and has space for a dishwasher, cupboards and drawers below with the work surface extending into a breakfast/seating area, matching eye level wall cupboards with a hood and back plate to the cooking area, tiling to the walls by the work surface areas and the sills by the double glazed windows to the rear and side, recessed lights to the ceiling, full double glazed door leading out to the rear garden, space for a large American fridge/freezer, tiled flooring which extends through an oak panelled door into:

Utility Room

6'8" x 5'4" approx (2.03m x 1.63m approx)

The utility area has plumbing and space for both an automatic washing machine and tumble dryer, wall mounted boiler and tiled flooring.

First Floor Landing

The feature balustrade continues from the stairs onto the landing where there is a second open tread flight of stairs with feature balustrade leading to the second floor with there being an original stained glass window to the side and there are oak panelled doors leading to:

Bedroom 1

14'8" x 11'9" approx (4.47m x 3.58m approx)

Double glazed window to the front and radiator.

Bedroom 2

12' x 10'10" approx (3.66m x 3.30m approx)

Double glazed window to the rear and radiator.

Bedroom 3

6'9" x 5'10" approx (2.06m x 1.78m approx)

Double glazed window to the front and radiator.

Bathroom

18'5" x 6'8" approx (5.61m x 2.03m approx)

The large bathroom is something of a feature of the property and has a raised spa bath with mixer taps set in a tiled surface, walk-in shower/wet room area with a mains flow shower system including a rainwater shower and having a protective screen, hand basin with mixer tap and tiled splashback, low flush w.c., tiling to the walls by the bath and shower areas, opaque double glazed windows to the rear and side, chrome ladder heated towel radiator, tiled flooring, fitted shelving to one wall, recessed lighting to the ceiling.

Second Floor Landing

Opaque double glazed window to the side and oak panelled door to:

Bedroom 4/Attic Room

17' x 11' plus recesses (5.18m x 3.35m plus recesses)

Double glazed window to the rear with a Velux window in the sloping ceiling to the front, access to storage space and recessed lighting to the ceiling.

Outside

At the front of the property there is a large pebbled area which provides off the road parking for a number of vehicles and there is a fence to the right hand boundary and hedge to the left with a wall to the front. Double gates to the right hand side of the house provide access onto a driveway and to the rear garden. The rear garden has a decked area to the immediate rear of the house leading onto a lawn with a raised slate chipped bed. There is a shed to the bottom right hand corner and there is fencing to the right hand boundary, a wall to the rear and hedge to the left. There is an outside water supply and lighting provided.

Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights turn left into High Road where the property can be found as identified by our for sale board.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		68	
(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.