Robert Ellis

look no further. . .

Toton Lane
Stapleford, Nottingham NG9 7HY

A SPACIOUS, BAY FRONTED, THREE BEDROOM SEMI DETACHED HOUSE IN A PRIME LOCATION

£285,000 Freehold

WE ARE PLEASED TO OFFER FOR SALE THIS SPACIOUS, BAY FRONTED, THREE BEDROOM SEMI DETACHED HOUSE IN A PRIME LOCATION.

This property has been extremely well maintained and cared for over the years and comes to the market for the first time in over sixty years. Features of this property include an extended kitchen with a 'Range' style cooker, gas fired central heating and quality sealed unit double glazed windows in hardwood frames. Set back from the road with a forecourt providing ample off-street parking, gated driveway leading to a brick built garage and expansive rear gardens, great for keen gardeners and families to play.

Situated on Toton Lane, a desirable road, ideal for families and commuters alike as schools for all ages, including *Fairfield and George Spencer Academies are within walking distance, as are local parks, open space, regular bus service and the town centre of Stapleford. Within a minutes drive is the A52, linking Nottingham, Derby, junction 25 of the M1 Motorway, as well as the Park and Ride for the Nottingham tram.

Offered for sale with immediate vacant possession, due to the every popular nature of this house type and location, we strongly recommend an early internal viewing to avoid disappointment.

ENTRANCE PORCH
Double doors with double glazed window and further door leading to hallway.

HALLWAY
Radiator and stairs to the first floor.

CLOAKS/W.C.
Incorporating a two piece suite comprising wash hand basin and low flush w.c. Double glazed window.

DINING ROOM
13'7" x 12'0" (4.15 x 3.67)
Regency style fire surround with electric flame effect fire. Radiator and double glazed bay window to the front.

LIVING ROOM
12'3" x 12'0" (3.74 x 3.66)
Flame effect gas fire, radiator and double glazed window to the rear.

KITCHEN
18'5" x 7'6" (5.63 x 2.3)
Incorporating a range of modern fitted wall, base and drawer units with roll edge work surfacing and ceramic single bowl sink unit. Range style gas/electric cooker, plumbing and space for washing machine and appliance space. Double glazed window and door to rear.

FIRST FLOOR LANDING
Double glazed window, hatch to loft, doors to bedrooms, bathroom and separate w.c.

BEDROOM 1
13'0" x 12'0" (10'0" to wardrobes) (3.98 x 3.67 (3.05 to wardrobes))
Fitted wardrobes to one wall, radiator, double glazed bay window to the front.

BEDROOM 2
12'4" x 10'8" (3.76 x 3.26)
Fitted bedroom furniture including wardrobes, eye level units and drawers. Radiator and double glazed window to the rear.

BEDROOM 3
6'11" x 6'7" (2.13 x 2.03)
Radiator and double glazed window to the front.

BATHROOM
Incorporating a two piece suite comprising wash hand basin and panel bath with electric shower over. Partially tiled walls, radiator, built-in airing cupboard with lagged cylinder and double glazed window.

SEPARATE W.C.
Housing low flush w.c. Double glazed window.

OUTSIDE
The property is situated on a generous garden plot and set back from the road with a partially enclosed forecourt providing ample off-street parking, gated driveway running along the side of the house to the rear where there is a detached brick building single garage. There is an expansive garden to the rear with two patio areas and pathway running through the garden, which is flanked by a variety of flower and shrub beds.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed to The Roach traffic lights and turn right onto Toton Lane. Proceed over the brow of the hill where the property can be found on the right hand side, identified by our For Sale board.

Ref: 7408ps

*AGENTS NOTES
Any intending purchaser should satisfy themselves as to the current admissions policy of the schools mentioned in this report.

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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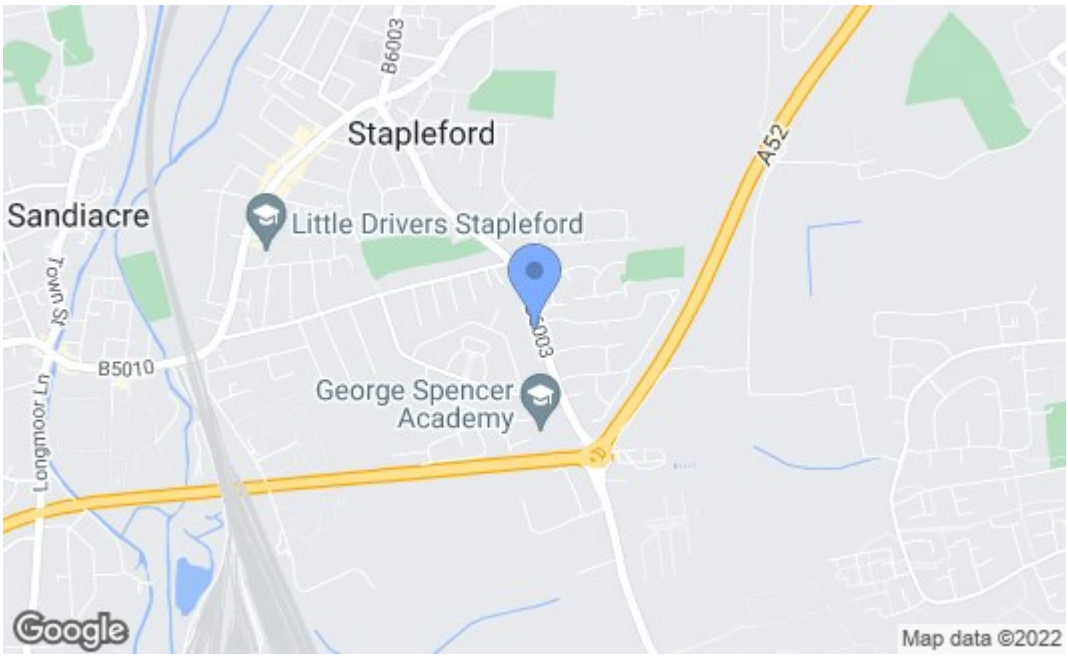

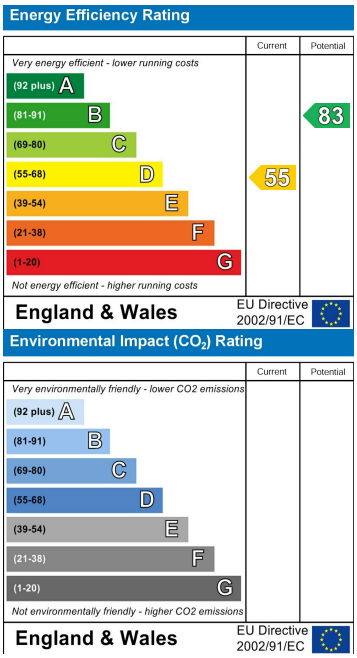

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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