

**Stapleford Lane  
Toton, Nottingham NG9 6GB**

**£279,950 Freehold**

A BEAUTIFULLY PRESENTED THREE  
BEDROOM TWO BATHROOM MID TOWN  
HOUSE POSITIONED IN THIS POPULAR &  
ESTABLISHED RESIDENTIAL LOCATION.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTENDED AND EXTREMELY WELL PRESENTED THREE BEDROOM, TWO BATHROOM MID TOWN HOUSE LOCATED IN THIS POPULAR AND ESTABLISHED FAVOURED CATCHMENT LOCATION WITHIN EASY REACH OF SHOPPING FACILITIES, TRANSPORT LINKS AND SCHOOLING.

With accommodation over two floors, the ground floor comprises entrance hall with useful closet housing the gas boiler, fitted kitchen, living room and extended study/playroom. The first floor landing then provides access to three bedrooms (the principal bedroom with en-suite shower room), family bathroom and separate WC.

The property also benefits from gas fired central heating, double glazing, off-street parking and generous garden space to the rear incorporating a detached garden cabin/office with multiple power sockets and air conditioning.

The property located favourably within easy reach of excellent nearby services and amenities, including shopping facilities, transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout. Schooling for all ages such as Banks Road and George Spencer are also situated close by.

We believe the property would make an ideal first time buy or young family home and would certainly encourage an internal viewing.



### ENTRANCE HALL

12'5" x 4'9" (3.79 x 1.46)

Karndeian flooring, composite and double glazed front entrance door (replaced in 2023), uPVC double glazed window (with fitted roller blind) (replaced in 2023), staircase rising to the first floor, useful storage space also housing the gas boiler.

### BREAKFAST KITCHEN

13'11" x 12'5" (4.26 x 3.79)

The kitchen comprises a matching range of fitted base and wall storage cupboards with roll top granite-effect work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap. Four ring gas hob with Russell Hobbs extractor over, decorative tiled splashbacks, integrated CDA dishwasher, built-in CDA oven and CDA microwave, two integrated fridges and one freezer, plumbing for washing machine, double glazed window to the rear, uPVC panel and double glazed exit door to the garden patio, radiator, Karndeian flooring, spotlights, space for dining table and chairs, useful understairs storage pantry and door to living room.

### LOUNGE

19'5" x 10'6" (5.92 x 3.21)

Double glazed window to the front (with fitted blinds), spotlights (dimnable), vertical radiator, Karndeian flooring, central chimney breast incorporating fitted pebble-effect gas fire, media points, sliding doors to study/playroom.

### STUDY/PLAYROOM

10'0" x 8'5" (3.06 x 2.57)

Approximately 9 years of age with sloping ceiling, fitted Velux roof window, double glazed French doors opening out to the garden patio, additional double glazed window to the rear (with fitted blinds), radiator providing central heating, spotlights.

### FIRST FLOOR LANDING

Doors to all bedrooms, bathroom and WC. Loft access point to a partially boarded loft space with lighting and insulation.

### BEDROOM ONE

14'2" x 9'1" (4.34 x 2.79)

Double glazed window to the front (with fitted blinds), radiator, dimmable light, folding door to en-suite.

### EN-SUITE

6'4" x 4'8" (1.95 x 1.44)

Two piece suite comprising tiled shower cubicle with glass shower screen and mains shower, wash hand basin with waterfall style mixer tap with storage cabinets surrounding and mirror fronted bathroom cabinet above. Decorative tiled splashbacks, ladder towel radiator, underfloor heating, double glazed window to the rear, spotlights (dimnable).

### BEDROOM TWO

10'9" x 9'2" (3.28 x 2.80)

Double glazed window to the front (with fitted blinds), radiator, useful overstairs storage cupboard.

### BEDROOM THREE

10'6" x 7'9" (3.22 x 2.38)

Double glazed window to the rear (with fitted blinds), radiator, airing cupboard housing hot water cylinder with shelving space above.

### BATHROOM

5'8" x 5'6" (1.74 x 1.70)

Modern two piece suite comprising freestanding bath with roll top feet, central waterfall style mixer tap and handheld shower attachment with decorative tiled splashbacks, wash hand basin with waterfall style mixer tap with storage cabinet beneath and mirror fronted bathroom cabinet above, double glazed window to the rear, ladder towel radiator, spotlights, underfloor heating.

### SEPARATE WC

5'1" x 2'5" (1.55 x 0.76)

Housing a push flush WC, double glazed window.

### OUTSIDE

To the front of the property there is a recently landscaped garden space incorporating shaped tarmac driveway providing off-street parking with EV charging point, timber fencing to the boundary line, planted rockery style garden with decorative stone chippings housing a variety of bushes and shrubbery.

### TO THE REAR

The rear garden is of a good proportional size (ideal for families or pet owners) offering a variety of different areas, with paving (ideal for entertaining), artificial lawn, planted borders with decorative stone chippings housing a wide variety of specimen bushes, shrubs, trees and plants, external lighting point and water tap. The garden is divided by timber sleepers, decking and partition. The rear of the garden offers two vegetable patches, two fruit trees and children's play area within wildflower beds. There is a further patio area to the end of the garden and timber shed. Within the garden there is a detached purpose-built garden cabin with power, lighting and air conditioning.

### GARDEN CABIN

11'4" x 7'5" (3.47 x 2.28)

Two sets of double glazed patio doors providing entrance points, power, lighting, hot and cold air conditioning unit, dimmer switch lights, multiple power sockets, wi-fi connection.

### DIRECTIONAL NOTES

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Continue over the brow of the hill and proceed in the direction of Bardills roundabout. Continue straight over onto Stapleford Lane Toton, taking the slip road on the left and descend the hill. The property can be found on the left hand side, identified by our For Sale boards. Ref:8420NH



GROUND FLOOR  
602 sq.ft. (55.9 sq.m.) approx.

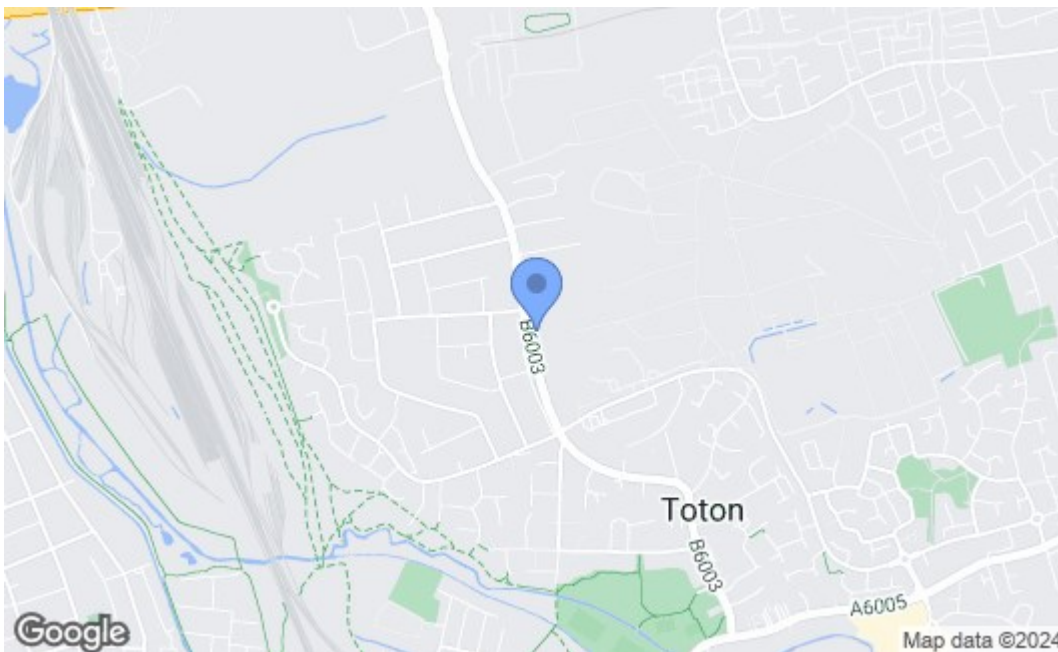


1ST FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 1020 sq.ft. (94.7 sq.m.) approx.

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 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.  
Made with Metropix C2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		67	
(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.