



**Toton Lane
Stapleford, Nottingham NG9 7HB**

£450,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS INSTANTLY ATTRACTIVE THREE/FOUR BEDROOM 1933 BUILT AND SINCE EXTENDED DETACHED FAMILY HOUSE SITUATED IN THIS HIGHLY SOUGHT AFTER RESIDENTIAL PART OF STAPLEFORD.

With accommodation over two floors, the ground floor comprises an entrance hall with useful cloaks cupboard and ground floor WC, living room, study area, utility room, ground floor bedroom come playroom, kitchen and conservatory come family room. The first floor landing then provides access to three bedrooms and a four piece bathroom suite.

Externally, the property boasts a substantial block paved driveway providing off-street parking for numerous vehicles whilst also offering privacy and security from the road side and we are approximately in our measurements of the rear garden being 100ft plus, making it ideal for families, children and animals.

The property also benefits from a recently replaced gas fired central heating combination boiler system, double glazing and flexible/versatile accommodation over the two floors.

The property sits favourably within easy access of Stapleford town centre where a wide variety of national and independent retailers and shopping facilities can be found. There is excellent schooling on the doorstep for all ages such as William Lilley, Fairfield and George Spencer. For those needing to commute there are good transport links nearby including the A52 for Nottingham/Derby, Junction 25 of the M1 motorway, Nottingham electric tram terminus at Bardills roundabout and the i4 bus link.

Seldom do such properties in this area come to the market within this location and we believe that the property would make an ideal long term family home and therefore highly recommend an internal viewing.



ENTRANCE HALL

19'1" x 6'2" (6.09 x 1.89)

Composite and double glazed front entrance door with double glazed windows to either side of the door, staircase rising to the first floor with open spindle balustrade, useful cloaks storage cupboard, understairs storage, radiator, picture rail, wall light points, wooden flooring and doors to the lounge, kitchen and ground floor WC.

CLOAKS/WC

8'9" x 4'5" (2.67 x 1.37)

A modern white two piece suite comprising hidden cistern push flush WC and wash hand basin with mixer tap and fitted storage double cabinet beneath. Wall tiling, wall mounted mirror, spotlights, tile effect flooring, opening through to the utility section which has plumbing for washing machine with roll top work surface counter space above, double glazed window to the side, chrome heated ladder towel radiator and coat pegs.

LOUNGE

18'4" x 12'11" (5.59 x 3.94)

Double glazed bay window to the front with stained glass top panels, bay radiator, feature Adam-style fire surround with marble inset and half housing a coal effect fire, media points, wall light points, coving and oak framed and glazed double doors to the study.

STUDY

12'2" x 10'1" (3.71 x 3.08)

Sliding double glazed patio doors opening out to the conservatory/family room, coving, radiator and further door to the utility room.

UTILITY

8'10" x 7'6" (2.71 x 2.30)

Double glazed window to the rear (with fitted blinds), radiator, laminate flooring, fitted base and wall storage cupboards with roll top work surfaces, double glazed window to the side, coving, inset ceiling light, panel and glazed door to the ground floor bedroom/sitting room.

GROUND FLOOR BEDROOM/SITTING ROOM

16'1" x 9'0" (5.17 x 2.75)

Double glazed window to the front (with fitted blinds), radiator, spotlights, media point and hatch to loft space with wooden fold down loft ladder to a boarded and insulated loft space (ideal for storage).

KITCHEN

14'1" x 11'11" (4.57 x 3.65)

The kitchen comprises a matching range of base and wall storage cupboards with square edge work surfacing incorporating counter level sink unit with swan neck mixer tap and decorative tile splashbacks, four ring induction hob, in-built eye level oven with 'Bake Off' style slide and hide door, integrated dishwasher and in-built full height separate fridge and freezer. Matching counter top breakfast bar area, radiator, spotlights, floorboard effect porcelain floor tiles, two fixed wall shelving with industrial style rustic fittings and fully operation full width sliding bi-fold doors to the conservatory/family room.

CONSERVATORY/FAMILY ROOM

max 22'5" x 20'4" (max 6.85 x 6.21)

Brick and double glazed construction with pitched roof and French doors leading out to the rear garden with additional uPVC panel and double glazed door to the side. Two radiators, wall light points, wooden flooring, top window openers, sliding double glazed patio doors leading back through to the lounge, Sky TV inset point and feature multi fuel stove. Made to measure inset fitted Perfect Fit blinds.



FIRST FLOOR LANDING

Double glazed window to the side (with fitted blinds), doors to all bedrooms and bathroom, loft access point via wooden pull down loft ladder to a partially board, lit and insulated loft space.

BEDROOM ONE

14'9" x 11'11" (4.50 x 3.64)

Double glazed bay window to the front with stained glass top panels, bay radiator, media point.

BEDROOM TWO

15'5" x 9'10" (4.70 x 3.02)

Walk-in double glazed square bay window to the rear (with fitted roller blinds) overlooking the rear garden, radiator, a range of fitted bedroom furniture including bedside wardrobes and matching overhead storage cupboards.

BEDROOM THREE

8'11" x 7'6" (2.73 x 2.31)

Double glazed bay window to the front (with fitted over roller blind), radiator and laminate flooring.

BATHROOM

9'4" x 8'8" (2.86 x 2.65)

Modern white four piece suite comprising panel bath, separate double sized tiled and enclosed shower cubicle with glass screen and mains shower, wash hand basin with storage cabinet beneath and tiled splashbacks, push flush WC. Two double glazed windows to the rear (both with fitted roller blinds), partial wall tiling, radiator, wall light points, extractor fan and spotlights.

OUTSIDE

To the front of the property there is a spacious block paved driveway providing off-street parking for numerous vehicles, hidden bin store and side access leading through to the rear. Within the front garden there is a wide variety of screening from the road provided by a range of mature bushes and shrubbery.

REAR GARDEN

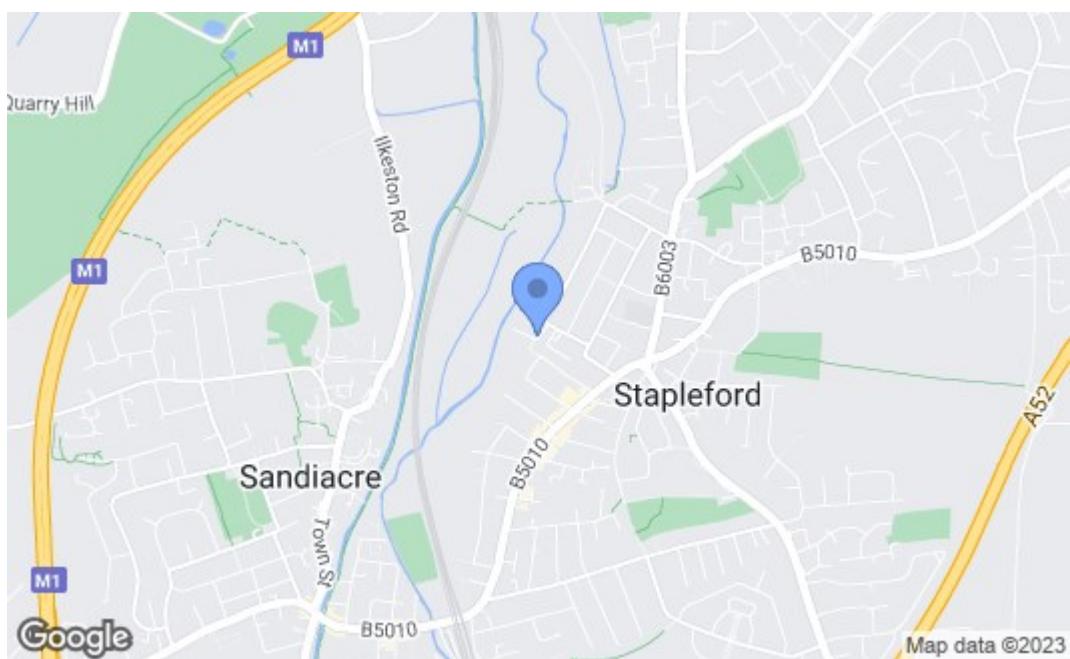
Approximately 100ft plus in length which is ideal for families and consists of a decked and paved lower patio seating area (ideal for entertaining) leading onto the first lawn section with planted borders and rockery housing a wide variety of mature and specimen bushes, shrubs, trees and plants. Picket style fence and gate leading onto the second part of the garden where a further lawn, rockery and decked seating space can be found. A sloping pathway then provides access up to the top lawn where there are further planted borders and a greenhouse. To the foot of the plot there is a raised sun deck making the most of the evening and afternoon sunlight with two 16ft timber storage sheds with double opening doors and glazed windows to the front. Both sheds also contain power and lighting points. Within the garden there is also an external water tap and security lighting.

DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Continue along before the property can then be found on the left hand side identified by our For Sale board at the bottom of the driveway.

Ref: 7942NH





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	61	
(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.