



Sheriffs Lea,
Toton, Nottingham
NG9 6LJ

£310,000 Freehold

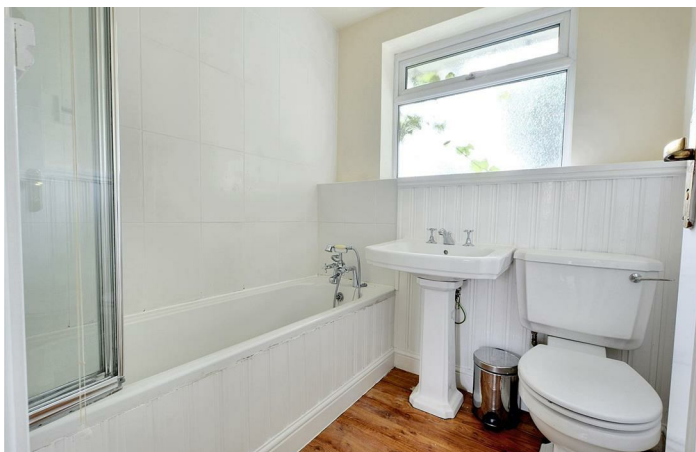


A FOUR BEDROOM DETACHED FAMILY HOME FOUND WITHIN THE GEORGE SPENCER CATCHMENT.

Robert Ellis are pleased to offer to the market this detached home which offers a fantastic opportunity for those looking to create their dream home. In need of some upgrading, this property offers a solid foundation and spacious layout, ready for your personal touch. Toton has over the past couple of decades become recognised for its excellent local schools for all ages which has been one of the main reasons people have wanted to move to the area and there are also excellent transport links, all of which have helped to make Toton such a popular and convenient place to live.

The internal accommodation briefly comprises of an entrance hall, office, bay fronted lounge, separate dining room, kitchen diner which flows into the conservatory, utility room and ground floor w.c. To the first floor there are four bedrooms with an en-suite to the master and a family bathroom accessed off the landing. Off road parking to the front and an enclosed garden to the rear.

The property is within easy reach of the Tesco superstore on Swiney Way with many more shopping facilities being 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, Next, TK Maxx and several coffee eateries, there are excellent local schools for all ages within walking distance of the property including the well regarded George Spencer Academy, healthcare and sports facilities which includes several local golf clubs, walks at Toton Fields and the picturesque Attenborough Nature Reserve and the excellent transport links include J25 of the M1, East Midlands Airport, Beeston, Long Eaton and East Midlands Parkway stations and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall

Double glazed door to the front, laminate flooring, stairs to the first floor and doors to:

Study

7'4 x 5'2 approx (2.24m x 1.57m approx)

Double glazed window to the front, laminate flooring and radiator.

Lounge

12'6 max x 16'1 into bay approx (3.81m max x 4.90m into bay approx)

Double glazed box bay window to the front, gas fire (not tested) with hearth and mantle, coving to the ceiling, radiator and double doors to:

Dining Room

8'7 x 9'3 approx (2.62m x 2.82m approx)

Wooden flooring, coving to the ceiling, doors to the kitchen and conservatory, radiator.

Conservatory

8'7 x 11'3 approx (2.62m x 3.43m approx)

Double glazed window to the rear, double glazed door to the rear, tiled flooring, vertical radiator.

Kitchen Diner

9'3 x 14'9 approx (2.82m x 4.50m approx)

Double glazed windows to the side and rear, double glazed patio doors to the rear, matching wall and base units with work surfaces over, stainless steel sink and drainer, integrated electric oven, four ring gas hob and extractor over, integrated dishwasher, tiled flooring, radiator and storage cupboard.

Utility

With a matching range of wall and base units with work surface over, space for a fridge freezer, stainless steel sink and drainer and plumbing for a washing machine.

Ground Floor w.c.

Low flush w.c., wash hand basin, tiled flooring, radiator and extractor fan.

First Floor Landing

Loft access hatch and doors to:

Bedroom 1

12'5 x 9'4 approx (3.78m x 2.84m approx)

Two double glazed windows to the front, radiator and built-in wardrobes.

En-Suite

Double shower cubicle, wall mounted shower, vanity wash hand basin, low flush w.c., double glazed window to the side and extractor fan.

Bedroom 2

9' x 8'4 approx (2.74m x 2.54m approx)

Double glazed window to the rear, radiator.

Bedroom 3

11'8 x 6'10 approx (3.56m x 2.08m approx)

Double glazed window to the front, radiator and fitted wardrobes.

Bedroom 4

7'7 x 5'8 approx (2.31m x 1.73m approx)

Double glazed window to the rear, radiator.

Bathroom

Laminate flooring, panelled bath with wall mounted shower over, low flush w.c., double glazed window to the rear, pedestal wash hand basin, part tiled walls.

Outside

To the front of the property there is off road parking leading to the front door and a pathway.

The rear garden is in need of maintenance and is enclosed with panelled fencing and mature trees.

Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights by The Manor Pub turn left onto High Road. At the next set of main traffic lights turn left into Banks Road and follow the road up and around where Sheriffs Lea and can be found as a turning on the right hand side.

8153AMCO

Council Tax

Broxtowe Borough Council Band D

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 5mbps Superfast 43mbps Ultrafast 1000mbps

Phone Signal – EE, 02, Vodafone, Three

Sewage – Mains supply

Flood Risk – No, surface water low

Flood Defenses – No

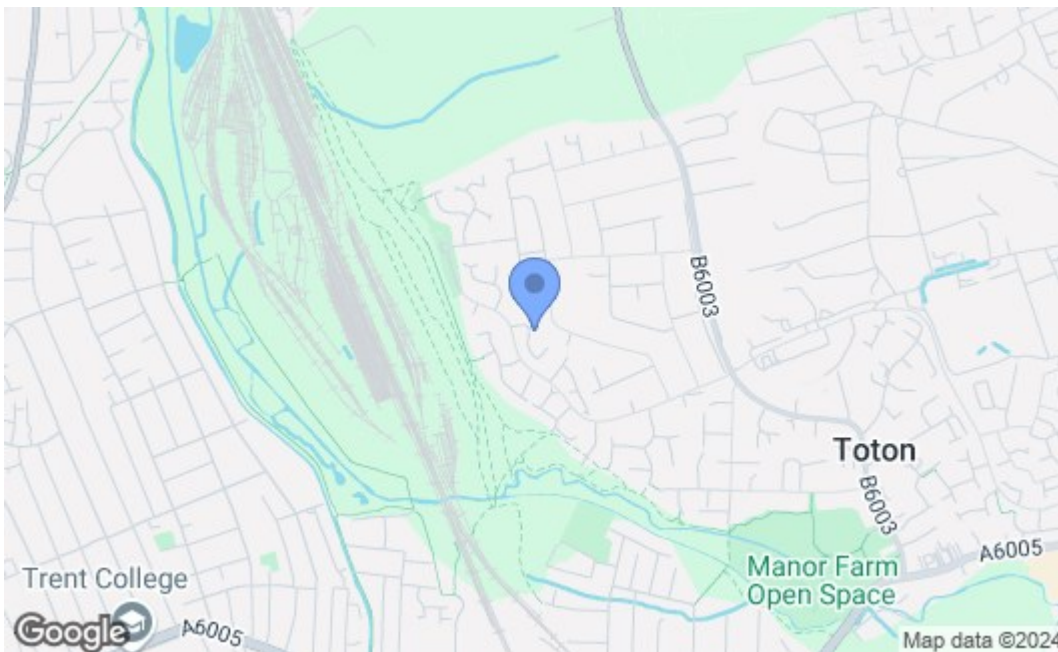
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis
ESTATE AGENTS



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			
		66	79
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.