



Lonsdale Drive,  
Toton, Nottingham  
NG9 6LS

**O/O £230,000 Freehold**





A TWO BEDROOM SEMI DETACHED HOUSE FOUND ON A CUL-DE-SAC IN THIS SOUGHT AFTER LOCATION.

Robert Ellis are delighted to bring to the market this semi detached house located on a cul-de-sac, in this sought after location within Toton. The property offers a larger than average plot with parking to the front leading to the garage, whilst also offering a secure rear garden.

The property benefits from gas central heating and double glazing and in brief the accommodation comprises of a porch which opens into the lounge with stairs leading to the first floor and built-in understairs storage and also leads to the kitchen diner which benefits from integrated appliances such as a fridge freezer, oven and hob. A door from the kitchen leads to the conservatory to the rear leading out to the garden. To the first floor there are two bedrooms, both with built-in storage and the bathroom which has a three piece suite. Outside there is off road parking, a garage and great outside space to the front aspect and a private rear garden with mature shrubs and borders.

Toton has gained an excellent reputation over the past couple of decades for its schools, with there being schools for younger children through to the George Spencer Academy which are within walking distance of the property, there is a Tesco superstore on Swiney Way with many other shopping facilities being found in the nearby towns of Beeston and Long Eaton as well as the Chilwell Retail Parks where there is a M&S food store, a Next, TK Maxx and several coffee eateries, there are healthcare and sports facilities which include several local golf courses, walks at Toton Fields and the picturesque Attenborough Nature Reserve and as well as the latest extension go the Nottingham tram system, the transport links include J25 of the M1, East Midlands Airport, stations at Beeston, Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





### Porch

Double glazed window and door to the front, door to:

### Lounge

13'11" x 12'7" approx (4.24m x 3.84m approx)

Stairs to the first floor, double glazed window to the front, radiator, coving and door to:

### Dining Kitchen

12'7" x 9'1" approx (3.84m x 2.77m approx)

Double glazed window to the rear, having a range of matching wall and base units with roll edged work surfaces over, inset sink and drainer, integrated fridge freezer, integrated electric oven, four ring gas hob and extractor over, plumbing for a washing machine, radiator, coving and door to:

### Conservatory

10' x 9'10" approx (3.05m x 3.00m approx)

Double glazed windows and door to the rear.

### First Floor Landing

Loft access hatch and doors to:

### Bedroom 1

10'6" plus wardrobes x 9'8" approx (3.20m plus wardrobes x 2.95m approx)

Double glazed window to the front, radiator and built-in wardrobes.

### Bedroom 2

10'6" plus wardrobes x 6'6" approx (3.20m plus wardrobes x 1.98m approx)

Double glazed window to the rear, built-in wardrobes and a radiator.

### Bathroom

Double glazed window to the side, panelled bath, vanity wash hand basin, low flush w.c., part tiled walls and a radiator.

### Outside

There is off road parking to the front leading to the garage, garden with mature trees and shrubs.

The rear garden is laid mainly to lawn with shrubs and mature trees to the borders.

### Garage

Single garage with an up and over door to the front.

### Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights take the left hand turning onto High Road which then becomes Stapleford Lane. At the next main junction take the left hand turning onto Banks Road and after some distance turn left onto Sandfield Road left again onto Lonsdale Drive.

8242AMCO

### Council Tax

Broxtowe Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 5mbps Superfast 59mbps

Ultrafast 1000mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

Flood Risk – No, surface water very low

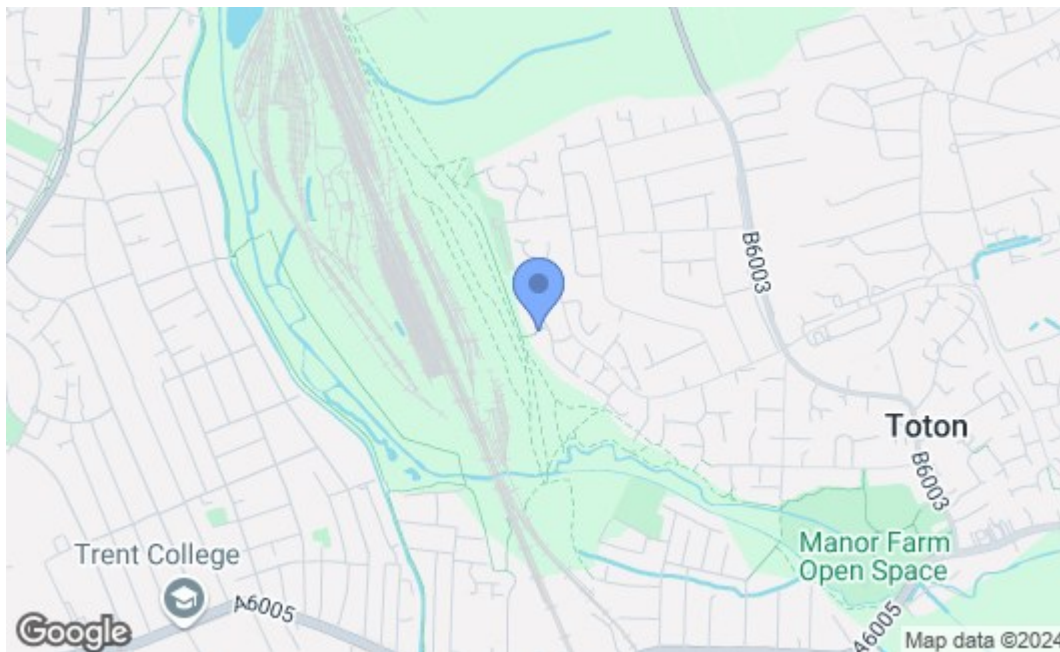
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(55-68) D			
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
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.