



Stapleford Lane,  
Toton, Nottingham  
NG9 6GB

**O/I/R £274,950 Freehold**



A WELL PRESENTED AND SPACIOUS, THREE BEDROOM MID-TERRACED HOUSE WITH AMPLE OFF STREET PARKING AND AN ENCLOSED REAR GARDEN, PERFECT FOR A WIDE RANGE OF BUYERS AND SITUATED WITHIN THE POPULAR AREA OF TOTON.

Robert Ellis are delighted to be instructed to bring to the market this superb example of a three bedroom mid-terraced property situated within the heart of Toton, close to a wide range of amenities and boasting two reception rooms with ample off street parking to the front. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout. This would make a fantastic home for a wide range of buyers and an internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance porch, kitchen/breakfast diner with integrated appliances and dual aspect windows, a large lounge with gas fireplace and a conservatory overlooking and leading to the rear garden with a recently fitted pitched tiled roof with a guarantee for 10 years. To the first floor, the landing leads to a generously sized master bedroom with a three piece en-suite shower room, two further double bedrooms both benefiting from fitted wardrobes, a family bathroom and separate WC. To the exterior, there is ample off street parking to the front via a block paved driveway and to the rear an enclosed garden with a patio area, turf and mature flower beds.

Located in the popular residential area of Toton, close to a wide range of local schools, shops and parks. There are fantastic transport links available such as nearby bus stops and easy access to major road links including the M1, A50 and A52 to both Nottingham and Derby with Toton tram station within walking distance. There are also local train stations and East Midlands Airport just a short drive away. This property is within the catchment for many primary and secondary schools including George Spencer Academy which is also within walking distance.



### Porch

5'8 x 5'2 approx (1.73m x 1.57m approx)  
uPVC double glazed front door, LVT flooring, painted plaster ceiling, ceiling light.

### Kitchen/Breakfast diner

19'5 x 12'7 approx (5.92m x 3.84m approx)  
uPVC double glazed door, uPVC double glazed windows overlooking the front and the rear, LVT flooring, radiator, integrated double oven, integrated microwave, integrated fridge/freezer, built in storage cupboard, integrated wine cooler, integrated induction hob with overhead extractor fan, space for fridge/freezer, painted plaster ceiling, ceiling light.

### Lounge

19'5 x 10'9 approx (5.92m x 3.28m approx)  
uPVC double glazed window overlooking the front with uPVC double glazed sliding doors leading to the conservatory, laminate flooring, radiator, gas fire, painted plaster ceiling, ceiling light.

### Conservatory

11'8 x 9'2 approx (3.56m x 2.79m approx)  
uPVC double glazed French doors and windows overlooking and leading to the garden, tiled flooring, wall lights.

### First Floor Landing

Carpeted flooring, loft access, painted plaster ceiling, ceiling light.

### Bedroom 1

14'7 x 9'2 approx (4.45m x 2.79m approx)  
uPVC double glazed window overlooking the front, laminate flooring, radiator, painted plaster ceiling, ceiling light.

### En-Suite

6'8 x 4'10 approx (2.03m x 1.47m approx)  
uPVC double glazed window overlooking the rear, tiled flooring, double enclosed shower unit, WC, pedestal sink, heated towel rail, painted plaster ceiling, ceiling light.

### Bedroom 2

13'10 x 9'2 approx (4.22m x 2.79m approx)  
uPVC double glazed window overlooking the front, fitted wardrobes, radiator, painted plaster ceiling, ceiling light.

### Bedroom 3

10'2 x 7'10 approx (3.10m x 2.39m approx)  
uPVC double glazed window overlooking the rear, fitted wardrobes, radiator, painted plaster ceiling, ceiling light.

### Bathroom

uPVC double glazed patterned window overlooking the rear, vinyl flooring, bath with mixer tap and shower over the bath, pedestal sink, heated towel rail, painted plaster ceiling, ceiling light.

### Separate w.c.

uPVC double glazed patterned window overlooking the rear, vinyl flooring, WC, painted plaster ceiling, ceiling light,

### Outside

To the front of the property there is ample off street parking available via a block paved driveway. To the rear, there is an enclosed rear garden with a patio area, turf and mature flower beds with two wooden storage sheds.

### Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights with The Manor pub turn left into High Road which becomes Stapleford Lane. Continue along and after the traffic lights turn right into the service road than runs parallel to Stapleford Lane and the property can be found on the right.

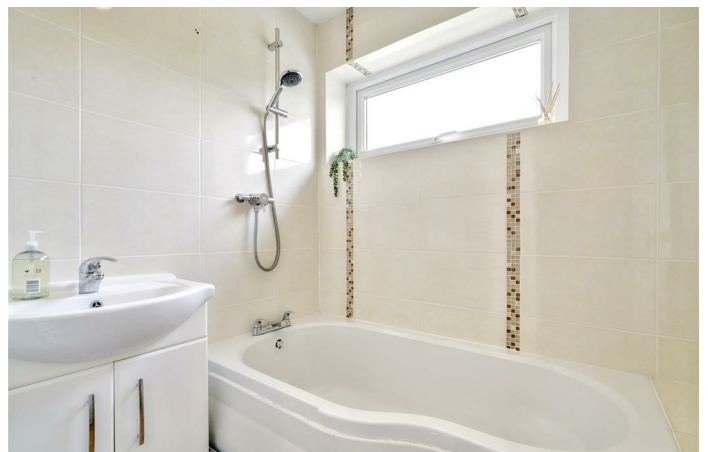
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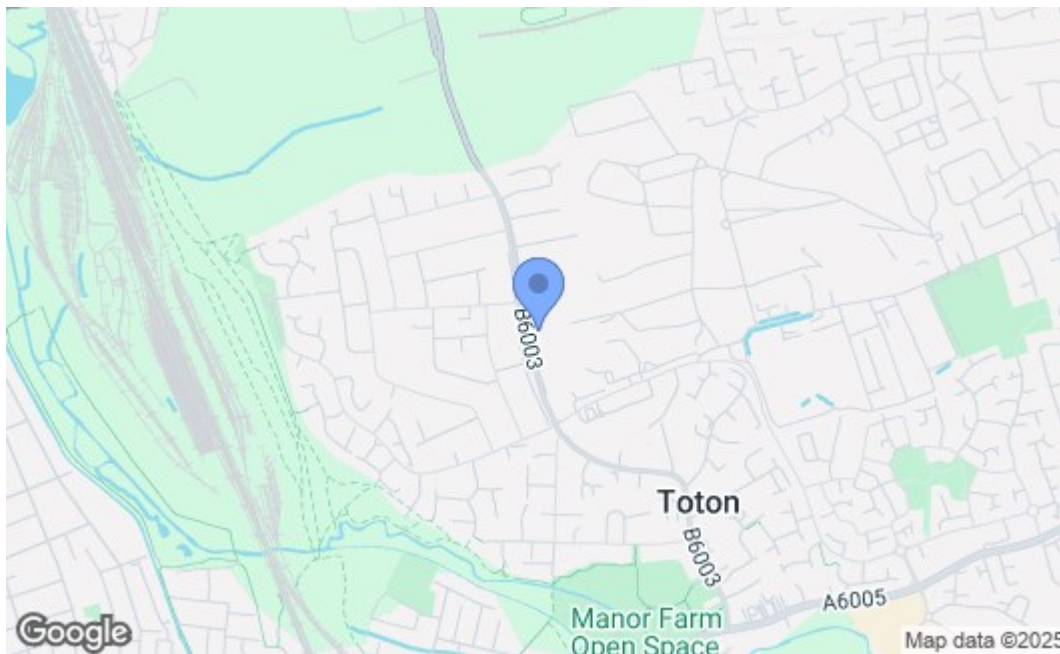
### Council Tax

Broxtowe Borough Council Band B

### Additional Information

Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky  
Broadband Speed - Standard 9mbps Superfast 47mbps Ultrafast 1000mbps  
Phone Signal – EE, 02, Three, Vodafone  
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			88
(81-91) B		74	
(69-80) C			
(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.