



Stapleford Lane,
Toton, Nottingham
NG9 6GB

£285,000 Freehold

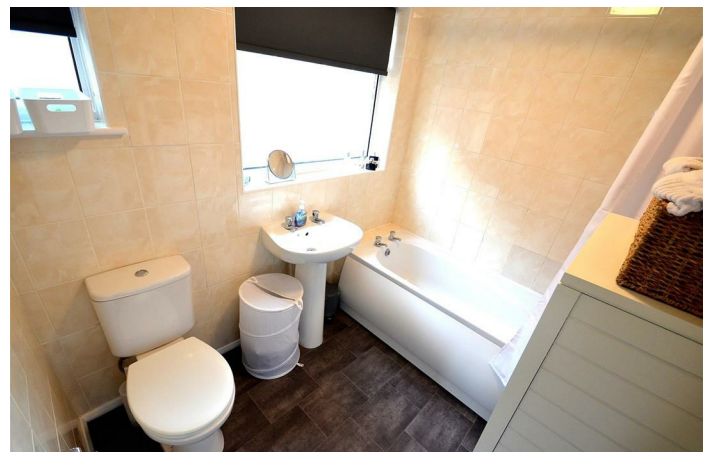


THIS IS A GABLE FRONTED, THREE BEDROOM DETACHED HOUSE LOCATED IN TOTON WHICH IS CLOSE TO EXCELLENT LOCAL SCHOOLS AND TRANSPORT LINKS.

Being located on a service road off Stapleford Lane, this gable fronted detached house provides a lovely home which will suit a whole range of buyers, from people buying their first property through to families who are looking for a three bedroom house in Toton which is close to the excellent local schools provided by the area. For the size and potential of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this home for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of gas central heating and double glazing. Being entered through a double glazed front door, the accommodation includes a reception hall, lounge with a French door leading out to the rear garden, dining room and kitchen which is fitted with wall and base units. To the first floor the landing leads to the three bedrooms and the fully tiled bathroom which has a white suite with a mains flow shower over the bath. Outside there is an easily managed garden at the front and the drive leads down the left hand side of the house to the detached garage which is positioned at the rear. The rear garden is private with a patio, lawn and raised decked area at the bottom.

The property is well placed for easy access to the Tesco superstore on Swiney Way as well as other shopping facilities 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, TK Maxx, Next and several coffee eateries, there are healthcare and sports facilities including several local golf courses, walks in at the picturesque Attenborough Nature Reserve, the excellent schools for all ages are within easy walking distance of the property and the transport links include J25 of the M1, East Midlands Airport, the latest extension to the Nottingham tram system terminates in Toton and provides an alternative way to reach the QMC and city centre and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Opaque glazed front door with matching glazed panels to either side and above leading to:

Reception Hall

Stairs leading to the first floor with cupboard under where the electric consumer unit, electric meter and gas meter are housed and there is a radiator in the hall.

Lounge/Sitting Room

12'6" x 11' approx (3.81m x 3.35m approx)

Double glazed door with double glazed windows either side leading out to a rear garden and a radiator.

Dining Room

12'6" x 11' approx (3.81m x 3.35m approx)

Double glazed window to the front and a radiator.

Kitchen

15'8" x 5'10" approx (4.78m x 1.78m approx)

The kitchen is fitted with a 1½ bowl sink with a mixer tap set in a work surface with cupboards and spaces for an automatic washing machine and dishwasher below, space for an upright cooker, work surface with four drawers under, further work surface with cupboards and drawers below, matching eye level wall cupboards, tiling to the walls by the work surface areas, wall mounted boiler, double glazed window to the sides and rear and a half double glazed door leading out to the drive at the side of the property.

First Floor Landing

Double glazed window to the side, hatch to the loft and a built-in cupboard.

Bedroom 1

12'8" x 8'8" plus wardrobes approx (3.86m x 2.64m plus wardrobes approx)

Double glazed window to the rear, range of built-in wardrobes having sliding doors with mirrored panels to three of the doors providing hanging space and shelving and a radiator.

Bedroom 2

12'3" x 11' approx (3.73m x 3.35m approx)

Double glazed window to the front, range of wardrobes with mirror fronted doors providing hanging space and shelving and a radiator.

Bedroom 3

7'7" x 6' approx (2.31m x 1.83m approx)

Double glazed window to the front and a radiator.

Bathroom

The bathroom has a white suite including a panelled bath with a mains flow shower over, tiling to three walls and a glazed protective screen, pedestal hand basin and a low flush w.c., extractor fan and an opaque double glazed window.

Outside

At the front of the property there is a driveway leading through a pair of wrought iron gates with a drive extending down to the garage which is positioned at the rear of the property and there is a slate chipped bed in front of the house which helps to keep maintenance to a minimum.

At the rear of the property there is a slabbed patio leading onto a lawned garden with there being steps taking you to a raised decked area at the bottom of the garden. The garden is kept private by having fencing to the boundaries and there is an outside tap and outside lighting provided.

Garage

20'3" x 8' approx (6.17m x 2.44m approx)

Concrete sectional garage with an up and over door to the front and a door to the side.

Directions

Proceed out of Long Eaton along Nottingham Road and turn left at the traffic lights onto High Road which then becomes Stapleford Lane. Continue along and after the traffic lights turn right onto the service road which runs parallel to Stapleford Lane and number 210 can be found on the right. 8395AMMP

Council Tax

Broxtowe Borough Council Band C

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 9mbps Superfast 47mbps

Ultrafast 1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

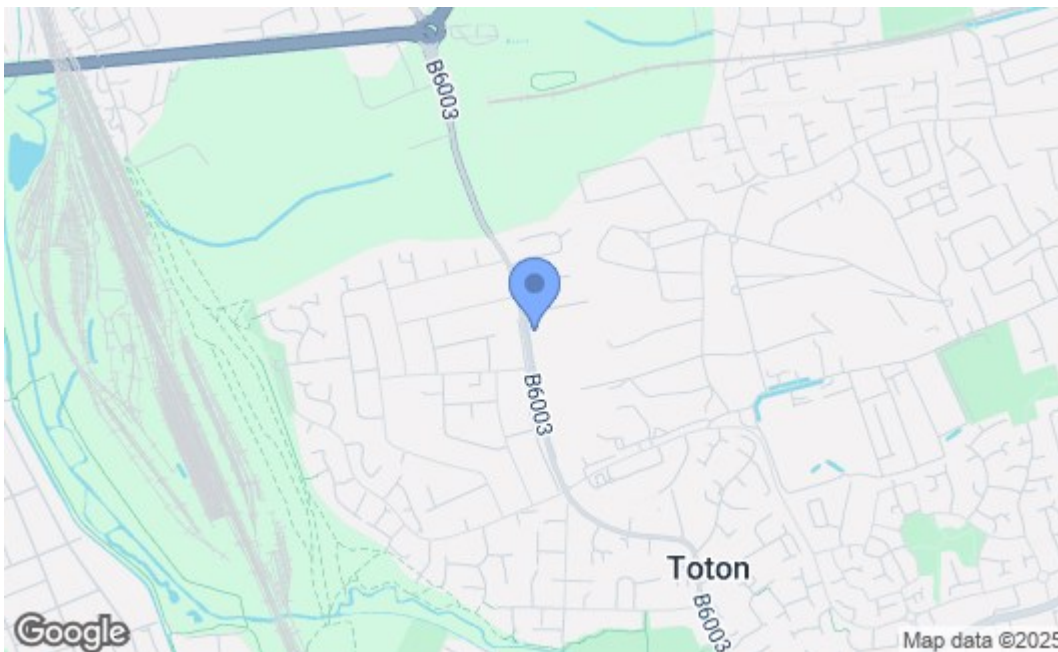
Flood Defenses – No

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			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(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.