



Stapleford Lane,  
Toton, Nottingham  
NG9 6GB

**£325,000 Freehold**





A THREE BEDROOM DETACHED FAMILY HOME OFFERING WELL PRESENTED ACCOMMODATION IN THIS SOUGHT AFTER LOCATION.

Robert Ellis are delighted to offer to the market this well presented detached home positioned in a prime spot within the sought after area of Toton. This extended three-bedroom detached home offers the perfect blend of space, comfort, and convenience. Ideal for families and commuters alike, the property boasts excellent transport links with close proximity to the tram network, A52, and M1 motorway. Step inside to find a generously proportioned through lounge/diner, perfect for entertaining or relaxing with family. The home has been thoughtfully extended, providing additional living space and flexibility for modern living. To the rear, a large private garden offers an ideal space for children to play, gardening enthusiasts to enjoy, or summer gatherings with friends and family. Further benefits include off-road parking and the potential to personalise and make the home your own. With sought-after local schools, shops, and parks nearby, this is a rare opportunity to secure a spacious, well-located home in one of Toton's most desirable areas.

The property is of brick construction and offers gas central heating and double glazing and in brief the internal accommodation comprises of a hallway, lounge/diner which opens up to the rear garden and the kitchen comes with integrated appliances such as oven, hob and dishwasher. To the first floor, there are the bedrooms and a family bathroom.

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.





### Entrance Hall

Composite double glazed door to the front, radiator, stairs to the first floor, laminate flooring and doors to:

### Dining Room

12'2" x 10'6" approx (3.71m x 3.20m approx)

Double glazed window with shutters to the front, radiator and open arch into:

### Lounge

19'8" x 10'5" approx (6m x 3.20m approx)

Having double glazed patio doors to the rear and a radiator.

### Kitchen

19'7" x 6'3" approx (5.97m x 1.91m approx)

Composite double glazed door and two double glazed windows to the side, wall and base units with work surfaces over, inset sink and drainer, integrated dishwasher, built-in oven with four ring gas hob over and extractor above, radiator, plumbing for a washing machine, lino flooring, space for a fridge freezer, storage cupboards.

### First Floor Landing

Loft access hatch, double glazed window to the side and doors to:

### Bedroom 1

12'5" x 10'6" approx (3.78m x 3.20m approx)

Double glazed window to the rear and a radiator.

### Bedroom 2

12'4" x 10'6" approx (3.76m x 3.20m approx)

Double glazed window to the front and a radiator.

### Bedroom 3

7'6" x 6'4" approx (2.29m x 1.93m approx)

Double glazed window to the front and a radiator.

### Bathroom

Two double glazed windows to the side, panelled bath with mains fed shower over, low flush w.c. pedestal wash hand basin, linoleum flooring and chrome heated towel rail.

### Outside

The front of the property is paved and pebbled and offers off road parking, fencing to the boundaries and access to the car port.

The rear garden backs onto fields, there is a large patio area, covered car port, wooden sheds, lawned garden, bark to the borders, enclosed with fencing to the boundaries, the right hand side having been recently replaced, mature shrubbery and trees.

### 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 then runs parallel to Stapleford Lane and the property can be found on the right.

8637AMCO

### 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 5mbps Superfast 77mbps

Ultrafast 1800mbps

Phone Signal – 02, EE, Vodafone, Three

Sewage – Mains supply

Flood Risk – No, surface water very low

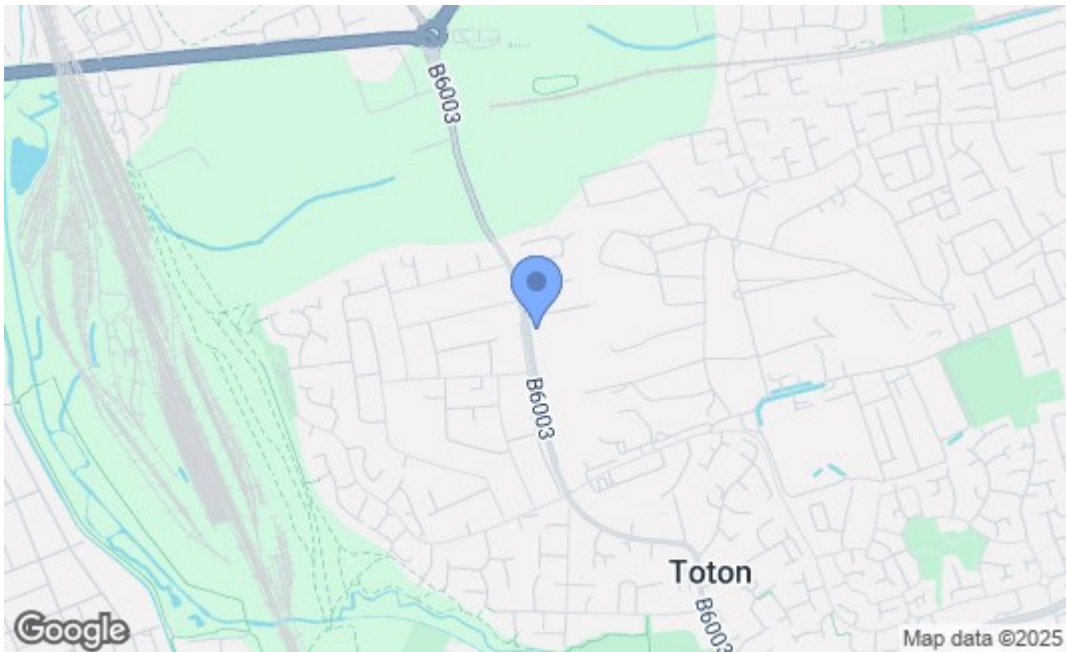
Flood Defenses – No

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		86
(81-91) B		
(69-80) C		
(55-68) D	62	
(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 <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		
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.