



Toton Lane  
Stapleford, Nottingham NG9 7HY

A THREE BEDROOM SEMI DETACHED  
HOUSE.

**£265,000 Freehold**





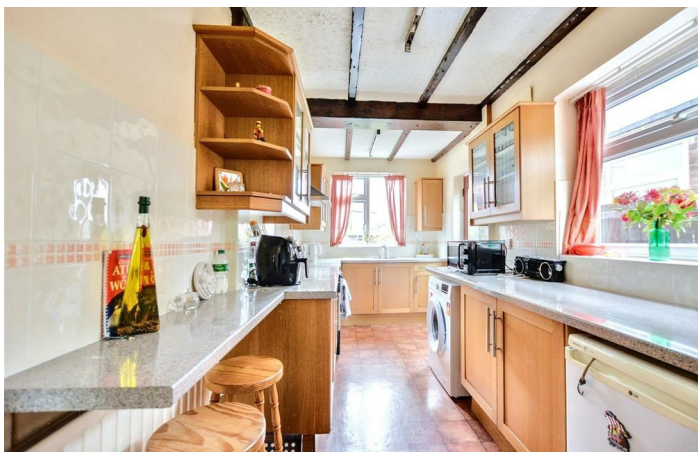
Set back from the road in a prime position can be found this traditional three bedroom semi detached house with the benefit of off-street parking and garage to the rear.

This traditional bay fronted property comes to the market for the first time in a generation and benefits from gas fired central heating and double glazing, and has recently been decorated to allow the incoming purchaser to move straight in and put their own mark upon it long term.

The property is situated on a generous garden plot set back from the road with a good frontage, currently enclosed gardens, although there may be potential for off-street parking, subject to a dropped kerb and granted planning consent. There are pleasant rear gardens laid to lawn with patio area. At the foot of the plot there is a larger than average single garage with parking in front which is accessed from a service lane to the rear which originates from Brookhill Street.

The property is situated in a highly regarded residential suburb, great for families and commuters alike, as schools for all ages are within walking distance, including Fairfield and George Spencer Academies\*. A short walk away can be found Queen Elizabeth Park, a public open space with playing fields, tennis and bowling green, with the town centre itself also within walking distance. For those looking to commute, the A52 for Nottingham Derby and Junction 25 of the M1 motorway is no more than two minutes drive away, as is the park and ride for the Nottingham tram.

Centrally heated and double glazed, this property is offered for sale with NO UPWARD CHAIN and an internal viewing is recommended.



## ENTRANCE HALL

Radiator, double glazed window, front entrance door.

## THROUGH LOUNGE/DINER

24'4" x 11'8" (7.42 x 3.56)

Radiator, double glazed bay window to the front, double glazed patio door to the rear garden.

## KITCHEN

16'1" x 6'7" (4.91 x 2.03)

An extended room with wall and base units with work surfacing and inset stainless steel sink unit with single drainer. Gas/electric cooker point, plumbing for washing machine, gas boiler (for central heating and hot water). Double glazed window and door to the rear.

## FIRST FLOOR LANDING

Double glazed window, loft hatch.

## BEDROOM ONE

12'6" x 10'4" (3.82 x 3.17)

Fitted wardrobes, radiator, double glazed bay window to the front.

## BEDROOM TWO

11'3" x 12'8" less wardrobes (3.44 x 3.88 less wardrobes)

Fitted wardrobes, radiator, double glazed window to the rear.

## BEDROOM THREE

10'1" max x 6'7" (3.08 max x 2.02)

Fitted cupboard, radiator, double glazed window.

## BATHROOM

Three piece suite comprising wash hand basin, low flush WC, bath with shower over. Tiled walls, radiator, double glazed window.

## OUTSIDE

The property is set back from the road with a hedged and fenced in front garden laid mainly to lawn, well tended ornamental tree and shrubs. Pedestrian pathway leading to the front door and to the side of the property where there is a gate leading to the rear garden. The rear garden is fenced and enclosed, laid mainly to lawn with flower and shrub beds and patio. Towards the foot of the plot is the detached brick built garage with off-street parking in front.

## GARAGE

21'3" x 9'1" (6.50 x 2.77)

Brick construction with a pitched tile roof, courtesy door to the side, main access door to the rear where there is space for off-street parking. The garage and parking is accessed from a communal service lane off Brookhill Street.

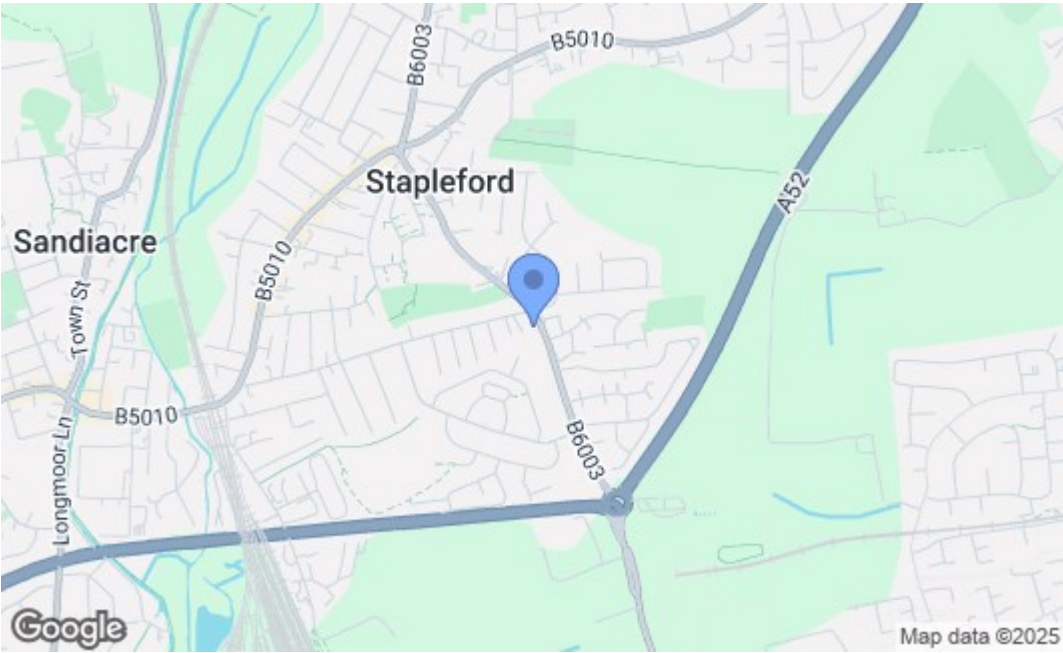
## AGENTS NOTES

It may be possible for off-street parking to be created at the front of the property, subject to planning consent and a dropped kerb.

\* We recommend that any intending purchaser should make their own enquiries as to the current admission policies for the schools named.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(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.