



Lonsdale Drive,
Toton, Nottingham
NG9 6LS

O/O £270,000 Freehold

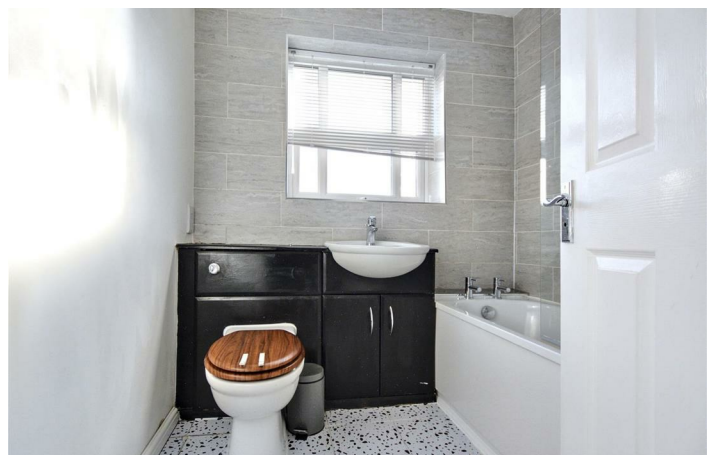
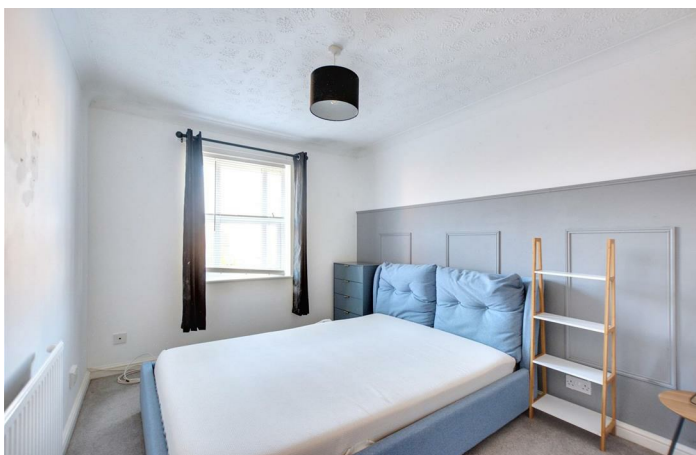


AN IMMACULATELY PRESENTED THREE-BEDROOM SEMI IN A QUIET TOTON CUL-DE-SAC, OFFERING OPEN-PLAN LIVING, GENEROUS GARDEN, DRIVEWAY PARKING AND NO UPWARD CHAIN - CLOSE TO OUTSTANDING SCHOOLS.

This beautifully presented and modern three-bedroom semi-detached home is ready to move straight into and is perfectly positioned within a quiet cul-de-sac in the highly sought-after area of Toton. Offering contemporary open-plan living, the property features a recently refitted kitchen diner with integrated appliances, seamlessly flowing into the light and welcoming lounge—ideal for both everyday family life and entertaining. Upstairs, there are three generous double bedrooms, each benefiting from built-in wardrobes, along with a stylish, modern family bathroom. Outside, the property boasts a large enclosed rear garden, perfect for children, pets, or outdoor dining, while to the side there is a driveway providing off-street parking for up to three vehicles. With no upward chain and located close to outstanding local schools, this is an exceptional opportunity for buyers seeking a move-in-ready home in a prime location.

The property is entered through the front door into a welcoming hallway, which provides access to the main living accommodation. From here, you are led into the light and airy lounge, a comfortable space that enjoys a pleasant outlook and flows openly into the contemporary kitchen diner. The kitchen diner features a stylish grey, fully fitted kitchen complete with integrated appliances and a breakfast bar, creating an ideal setting for both everyday dining and socialising. Patio doors open directly onto the rear garden, while an additional door provides convenient access to the side driveway. To the first floor, there are three well-proportioned bedrooms, each benefiting from in-built wardrobes or cupboards, offering excellent storage solutions. The modern family bathroom has been recently refitted and includes a shower over the bath. Externally, the rear garden has been attractively landscaped with crisp white modern planters, lawned areas, and space for outdoor seating. To the side of the property, there is a generous driveway providing off-road parking for up to three vehicles. A beautifully presented home offering modern living in a desirable location.

As previously mentioned the property is within easy walking distance of the local schools which includes the well regarded George Spencer school at the top of Stapleford Lane, there are healthcare and sports facilities which includes several local golf courses, walks at Toton Fields and the picturesque Attenborough Nature Reserve, there is a Tesco superstore on Swiney Way with other shopping facilities being found in the nearby towns of Beeston and Long Eaton and at the Chilwell Retail Parks where there is an M&S food store, Next, TK Maxx and several coffee eateries. The property is also within a few minutes drive of J25 of the M1, there are stations at Beeston, Attenborough, Long Eaton and East Midlands Parkway, the East Midlands Airport is only a few miles drive down the M1 and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall

4' x 6'7 approx (1.22m x 2.01m approx)

UPVC double glazed door with inset opaque glazed panel to the front, obscure UPVC double glazed window to the side, tiled floor, ceiling light, radiator, coving, stairs to the first floor and door to:

Lounge

11'9 x 12'9 approx (3.58m x 3.89m approx)

UPVC double glazed window to the front, grey carpeted flooring, ceiling light, ceiling rose, TV point, feature fireplace, radiator and open to:

Kitchen Diner

15'8 x 11'1 approx (4.78m x 3.38m approx)

UPVC double glazed door with windows to the side and UPVC double glazed window to the rear, UPVC double glazed window to the side, grey tiled floor, recessed LED ceiling spotlights, tall black radiator, hanging light over the breakfast bar, range of contemporary grey wall, drawer and base units to three walls with a breakfast bar, grey laminate work surface over with splashbacks, inset stainless steel sink and drainer with swan neck mixer tap, cupboard housing the combi boiler, electric integral oven with four ring electric hob over, brick style splashback and extractor above, spaces for a washing machine and tumble dryer, integral fridge and freezer, integral dishwasher and large pantry cupboard.

First Floor Landing

8' x 6'1 approx (2.44m x 1.85m approx)

Obscure UPVC double glazed window to the side, grey carpeted flooring, ceiling light, coving, access hatch to the loft, airing/storage cupboard and doors to:

Bedroom 1

10'8 x 8'6 approx (3.25m x 2.59m approx)

UPVC double glazed window to the front, grey carpeted flooring, radiator, ceiling light, coving, feature panelled wall and built-in wardrobes.

Bedroom 2

8'3 x 8'7 approx (2.51m x 2.62m approx)

UPVC double glazed window to the rear, grey carpeted flooring, radiator, ceiling light, coving, TV point and built-in storage cupboard and wardrobes to one wall.

Bedroom 3

6'1 x 9'1 approx (1.85m x 2.77m approx)

UPVC double glazed window to the front, grey carpeted

flooring, ceiling light, coving and built-in storage cupboard with a hanging rail.

Bathroom

5'7 x 6'1 approx (1.70m x 1.85m approx)

Obscure UPVC double glazed window to the rear, tiled floor, grey tiled walls, recessed LED ceiling spotlights, chrome towel radiator, vanity unit housing the low flush w.c. and sink with mixer tap and vanity cupboard under, panelled bath with mains fed shower over having a rainwater shower head and hand held shower with glass protective screen.

Outside

To the front there is a lawned garden having established shrubs and trees providing privacy and there is a tarmac drive to the side for at least 3 vehicles and a gate leading to the rear garden.

To the rear there is a patio area with a small brick wall, fencing to the boundaries, several shrubs and trees, large lawned area with attractive painted white planters.

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 then left onto Lonsdale Drive.

8987JG

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 7mbps Superfast 51mbps

Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

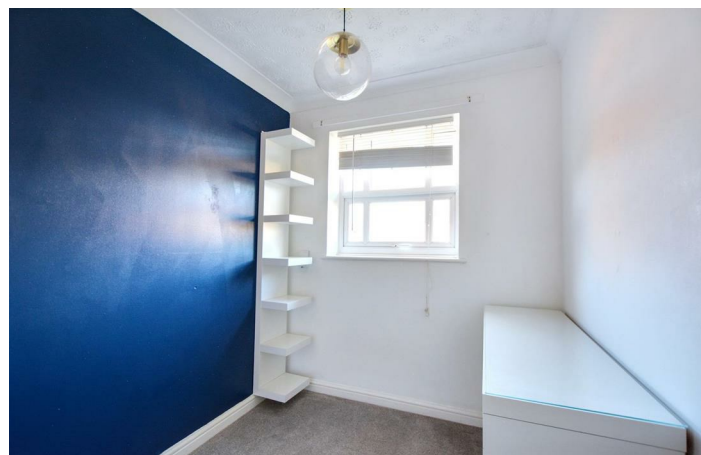
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

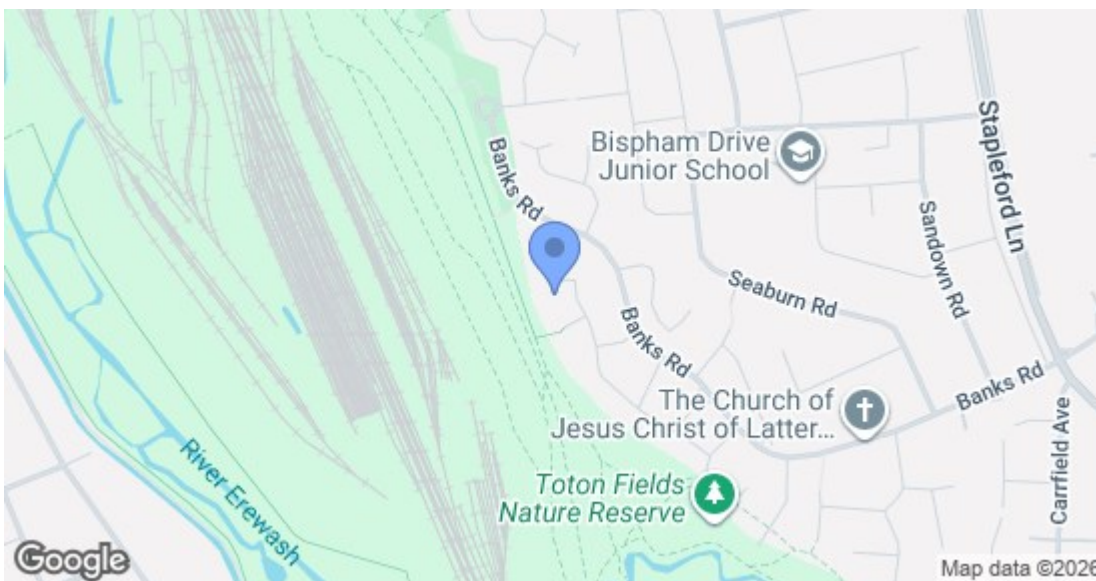
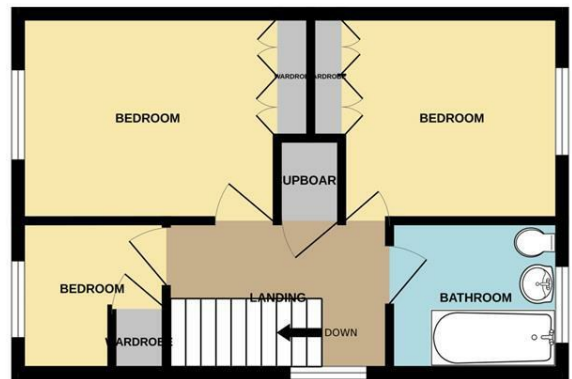
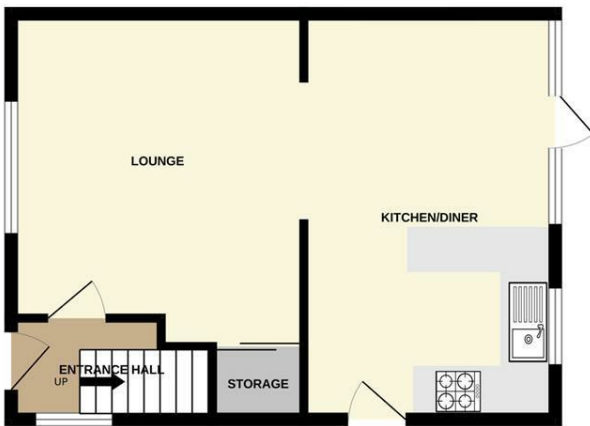
Other Material Issues – No





GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
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.