



Stapleford Lane,
Toton, Nottingham
NG9 6GB

£325,000 Freehold

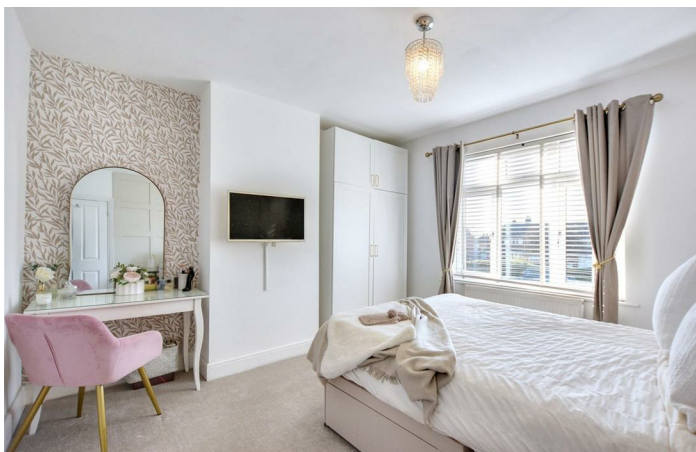


AN EXTENDED THREE BEDROOM SEMI DETACHED HOUSE OFFERING IMMACULATELY PRESENTED AND SPACIOUS ACCOMMODATION.

Robert Ellis are delighted to bring to the market this spacious and extremely well presented three bedroom semi detached house found in the popular and desirable location of Toton with easy reach to all the amenities and facilities and located for access to Long Eaton, Beeston and Stapleford town centres. There is also great access links to the A52 and M1 road networks along with the Toton tram system. This delightful home has been extended to the rear which opens the kitchen and dining room into one with sky lights and impressive outlook to the rear garden. This lovely home is ready for immediate occupation and for all that is included to be appreciated we strongly recommend that interested parties take a full inspection so they can see the whole property for themselves.

The property stands back from the road and has a spacious driveway and delightful curb appeal with the property constructed of brick to the external elevation all under a pitched tiled roof and benefits from gas central heating and double glazing throughout. The accommodation in brief comprises of a delightful entrance hall that provides access to the spacious living room, to the rear there is a kitchen diner with integrated appliances and also has doors leading out to the garden and has a fantastic view to the rear. To the first floor the landing leads to the three well proportioned bedrooms and the family bathroom comprising of a three piece suite. Outside to the front there is a driveway that provides ample off street parking, a laid lawn, stone chippings and garden path leading to the front door. The rear of the property is a fantastic asset with a large patio accessed via the bi-fold doors, laid lawn and a second patio area to the rear boundary with garden shed. This property will appeal to first time buyers and young families and is a pleasure to bring to the market. A viewing is essential to appreciate the accommodation on offer.

The property is well placed for easy access to the Tesco superstore on Swiney Way with there being several other supermarkets and other retail outlets 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 various coffee eateries, there are the excellent local schools for all ages which are within walking distance of the property, healthcare and sports facilities including several local golf courses, walks at Toton Fields and the picturesque Attenborough Nature Reserve and as well as the latest extension to the Nottingham tram system the transport links include J25 of the M1, East Midlands Airport, stations at Beeston, Attenborough, Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Storm Porch

Open storm porch with feature black and white tiles, composite front entrance door with obscure double glazed light panels within and obscure light panels to either side.

Entrance Hall

Feature half panelled walls continuing up the stairs to the first floor, coving, grey wood effect Karndean flooring which extends into the living/dining kitchen area, understairs storage cupboard, additional cupboard housing the combination boiler and half panelled walls.

Living Room

12'1" x 11'3" approx (3.68m x 3.43m approx)

UPVC double glazed bay window to the front, coving, feature panelling to one wall, feature electric fireplace having a Stoves effect fire, marble hearth, exposed brickwork and timber mantle over.

Living/Dining Kitchen Area

17'2" x 16'5" approx (5.23m x 5.00m approx)

Fitted in 2024, a range of Shaker style wall, base and drawer units with marble effect laminate work surface over with matching upstand, composite sink and drainer with brass mixer tap, integrated Indesit electric oven, integrated Zanussi electric hob with glass splashback and Zanussi stainless steel extractor over, integrated AEG dishwasher, space for a tall fridge freezer, island with storage cupboards under, integrated wine fridge, ceiling light over and power points, grey Karndean flooring, feature panelling to one wall, radiator, three sky light double glazed windows, ceiling spotlights, UPVC double glazed window to the rear and bi-fold doors to the rear.

First Floor Landing

Obscure UPVC double glazed light panel to the side, half panelled walls, loft access hatch and doors to:

Bedroom 1

11'6" x 11'4" approx (3.51m x 3.45m approx)

UPVC double glazed window to the front, radiator, feature panelling to one wall.

Bedroom 2

11'4" x 11'4" approx (3.45m x 3.45m approx)

UPVC double glazed window to the rear, radiator, feature panelling to one wall and fitted wardrobes.

Bedroom 3

7'2" x 5'10" approx (2.18m x 1.78m approx)

UPVC double glazed window to the front and radiator.

Bathroom

Comprising of an L shaped bath with black mixer tap and shower over having a rainwater shower head and hand held shower, floating wash hand basin with a black mixer tap and vanity cupboard under, low flush w.c. and black heated towel rail., UPVC double glazed obscure window to the rear, extractor fan, marble effect tiled walls and floor.

Outside

To the front there is a generous driveway providing ample off street parking for approx. 4 cars, there is a laid lawn area with stone chippings and block paved path which provides access to the storm porch and front door, timber gated access to the rear.

The rear garden is of a generous size and offers a good degree of privacy, comprising of a main patio area, lawned garden and an additional paved patio area, timber storage shed and fencing to the boundaries.

Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights turn left onto High Road which becomes Stapleford Lane and the property can be found on the left as identified by our for sale board.

9000MH

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, Virgin

Broadband Speed - Standard 6mbps Superfast 67mbps

Ultrafast 1800mbps

Phone Signal – EE, Vodafone, 02, Three

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(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 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.