



Spinney Rise,
Toton, Nottingham
NG9 6JL

£375,000 Freehold



A DELIGHTFUL TWO DOUBLE BEDROOM BUNGALOW WITH AN IMPRESSIVE MODERN FITTED KITCHEN WITH LARGE ISLAND AND LOCATED IN THE EVER POPULAR TOTON.

Robert Ellis are excited to market this well presented bungalow that will certainly appeal to those buyers seeking a downside but used to open plan living. The entrance door opens into the large welcoming reception hallway with door access to the two bedrooms and bathroom and opens to the kitchen, dining and living area. The bungalow benefits from being light and airy with large windows overlooking the well established gardens. The kitchen is well appointed with Bosch integrated appliances, quartz and wooden worktops and feature island with breakfast bar area. The kitchen area is open to the dining and living area, this is a spacious area and ideal for relaxing and entertaining. There are two double sized bedrooms, bathroom and the master bedroom has a two piece en suite. The property is located at the top of Spinney Rise and enjoys open views which will certainly impress potential buyers. There are well established gardens to the front, side and rear and off road parking for multiple vehicles and a single garage. The garden to the rear is fully enclosed, offers excellent privacy and has a brick built outbuilding offering excellent storage.

The property is within easy reach of the Tesco superstore on Swiney Way with further shopping facilities being found in the nearby towns of Beeston and Long Eaton and at the Chilwell Retail Parks where there is a TK Maxx, M&S food store and several coffee eateries, there are healthcare and sports facilities including several local golf courses, walks in the nearby open fields and the Attenborough Nature Reserve, the excellent schools for all ages which are within walking distance of the property and the transport links include J25 of the M1, the latest extension to the Nottingham tram system terminates in Toton and is within walking distance of the property, stations at Beeston, Long Eaton and East Midlands Parkway, East Midlands Airport is within 20 minutes driving distance of the property and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Reception Hall

16'10" x 7'11" approx (5.14m x 2.43m approx)

The open plan, L shaped reception hall has a composite entrance door with an obscure double glazed light panel within, two obscure light panels either side, ceiling spotlights, wood effect laminate flooring, two radiators.

Open Plan Dining Kitchen

29'3" x 11'1" approx (8.92m x 3.38m approx)

Ceiling spotlights, UPVC double glazed window to the front, wall, base and drawer units with wooden work surface over, Belfast ceramic sink with mixer tap and draining grooves, tiled splashback, integrated Bosch single electric oven, Bosch combination microwave oven, space for an American style fridge freezer, integrated Bosch induction hob with extractor over, breakfast bar with quartz work surface and feature lights over, integrated Bosch dishwasher, integrated washing machine.

Living/Dining Area

Double glazed sliding patio doors to the rear, UPVC double glazed window to the side, feature wall with panelling and TV point, spotlights.

Bedroom 1

11'11" to 8'11" x 12'2" approx (3.64m to 2.72m x 3.72m approx)

Double glazed window to the rear, radiator, coving, fitted wardrobes with hanging and shelving.

En-suite w.c.

2'8" x 4'11" approx (0.83m x 1.51m approx)

Low flush w.c., wall mounted wash hand basin with tiled splashback, radiator, extractor fan.

Bedroom 2

11'11" x 9'10" approx (3.64m x 3.02m approx)

Double glazed window to the rear, radiator.

Bathroom

8'4" x 7'2" approx (2.55m x 2.2m approx)

Obscure double glazed window to the front, four piece suite comprising of a low flush w.c., vanity wash hand basin with storage below, bath, shower cubicle with mains fed shower, tiled splashbacks, ceiling spotlights, towel rail, vinyl flooring.

Outside

To the front there is access down the side to the rear, metal gate to the front, established borders, outside tap, central

lawned garden, well stocked beds, concrete hard standing, driveway providing off road parking via metal gates, pedestrian metal gate and there are open views.

The rear garden has a block paved seating area with raised beds, pebbled area, mature well established garden with bushes, planting, trees, rose bushes etc., access to the front, seating area with wooden fence to the boundary.

Outbuilding

9'4" x 8'7" approx (2.86m x 2.63m approx)

Brick built outbuilding with a flat roof, power and light.

Garage

16'6" x 8'9" approx (5.04m x 2.67m approx)

Single integral garage with up and over door, power and light, obscure glazed window to the side.

Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights with The Manor public house turn left onto High Road which then becomes Stapleford Lane. Continue through the next set of traffic lights and then turn left into Woodstock Road, right into Spinney Rise where the property can be found on the right.

9373MH

Council Tax

Broxtowe Borough Council Band D

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 7mbps Superfast 74mbps

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

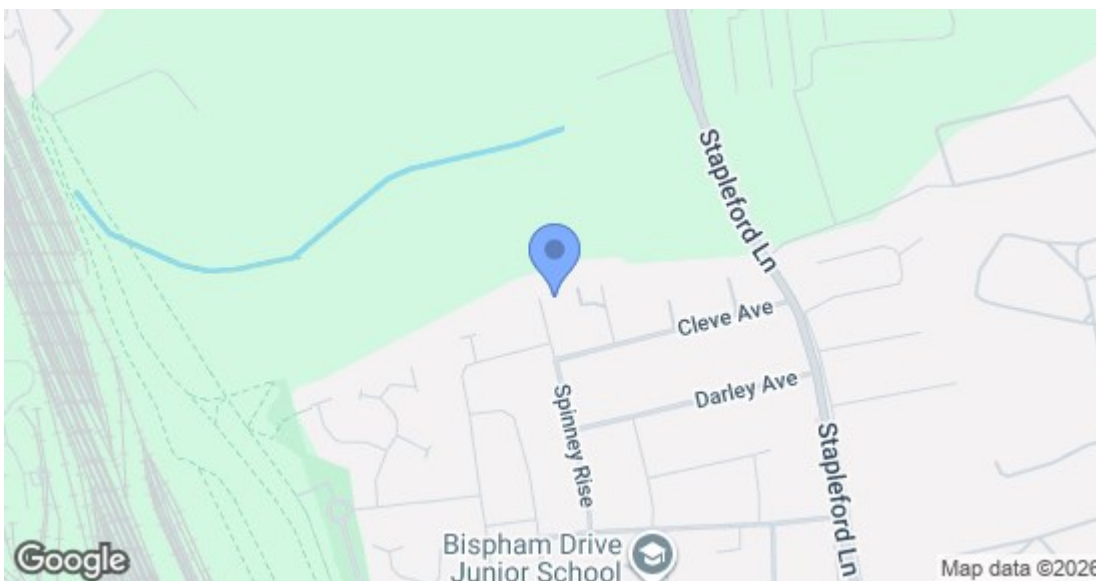
Any Legal Restrictions – No

Other Material Issues – No





GROUND 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		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.