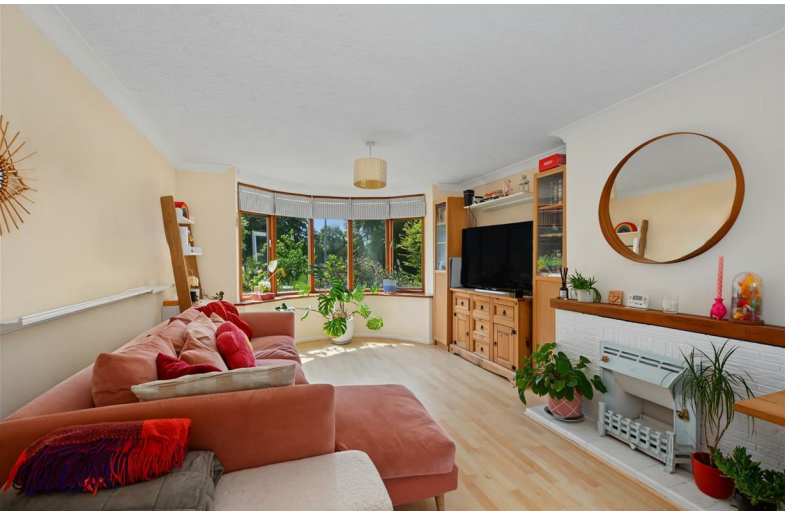
Robert Ellis

look no further. . .







Toton Lane
Stapleford, Nottingham NG9 7HB

A TRADITIONAL THREE BEDROOM DOUBLE HEIGHT BAY FRONTED SEMI DETACHED HOUSE.

£240,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS TRADITIONAL THREE BEDROOM DOUBLE HEIGHT BAY FRONTED SEMI DETACHED HOUSE LOCATED IN THIS SOUGHT AFTER RESIDENTIAL CATCHMENT AREA OF STAPLEFORD.

With accommodation over two floors, the ground floor comprises entrance hall, through lounge/diner, garden room/conservatory and kitchen. The first floor landing then provides access to three bedrooms, bathroom and separate WC.

The property also benefits from gas fired central heating from combination boiler, double glazing, ample off-street parking, detached garage to the rear and an enclosed garden space.

The property is located in this sought after residential catchment area with easy access to nearby schooling for all ages such as William Lilley, Fairfield and George Spencer, as well as Queen Elizabeth play park sitting directly opposite (with grass and hard tennis court, bowling green, children's play area and football pitch). For those needing to commute, there is also easy access to excellent nearby transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

Shops, services and amenities can all be found locally within Stapleford town centre, as well as the i4 bus service.

We believe the property will make an ideal first time buy or young family home and highly recommend an internal viewing.





ENTRANCE HALL
15'1" x 6'11" (4.60 x 2.13)
Panel and double glazed entrance door set within a decorative archway, turning staircase rising to the first floor, radiator, coving, laminate flooring. Doors to the living space and kitchen. Useful understairs storage pantry housing the gas and electric meter.

THROUGH LOUNGE/DINER
28'8" x 11'10" (8.75 x 3.62)
Five window hardwood framed double glazed bay window to the front (with fitted blinds), two radiators, coving, media points, laminate flooring, chimney breast incorporating brick and tiled fireplace. To the dining area, there is a serving hatch to the kitchen. Sliding patio doors provide access into the garden room/conservatory.

GARDEN ROOM/CONSERVATORY
8'4" x 6'7" (2.55 x 2.03)
uPVC panel and double glazed exit door to the outside, hardwood framed double glazed window to the rear, sloping hardwood framed double glazed roof window, radiator, power and lighting points.

KITCHEN
12'7" x 8'11" (3.84 x 2.74)
The kitchen is equipped with a matching range of fitted Shaker-style base and wall storage cupboards and drawers, with square edge work surfacing incorporating one and a half bowl sink unit with draining board and swan-neck style mixer tap. Fitted four ring Bosch induction hob with matching oven beneath and extractor fan over. In-built fridge, freezer, dishwasher and washing machine. Boiler cupboard housing the gas fired combination boiler (for central heating and hot water). Double glazed windows to both the side and rear, uPVC panel and double glazed exit door to outside.

FIRST FLOOR LANDING
Aluminium framed double glazed window to the side, useful storage closet, coving, loft access point with pull-down ladder to a partially boarded and insulated loft space. Doors to all bedrooms, bathroom and separate WC.

BEDROOM ONE
14'2" x 10'4" (4.33 x 3.16)
Hardwood framed double glazed bay window to the front (with fitted blinds) overlooking the adjacent tennis courts, radiator, range of fitted wardrobes and matching overhead storage cupboards to one wall.

BEDROOM TWO
12'4" x 11'11" (3.76 x 3.64)
Double glazed window to the rear overlooking the rear garden (with fitted blind), radiator, range of fitted wardrobes and matching overhead storage cupboards.

BEDROOM THREE
8'5" x 7'0" (2.57 x 2.14)
Hardwood framed double glazed window to the front overlooking the adjacent tennis courts, radiator.

BATHROOM
6'10" x 5'3" (2.10 x 1.61)
Two piece suite comprising curved bathtub with curved glass shower screen, mixer tap and shower attachment over, wash hand basin with mixer tap and storage cabinets beneath. Wall mounted bathroom cabinet, double glazed window to the rear, partial tiling to the walls, chrome ladder towel radiator.

SEPARATE WC
4'1" x 3'3" (1.25 x 1.00)
Double glazed window to the side, housing a push flush WC.

OUTSIDE
To the front, the property is set back from the road offering a spacious tarmac driveway with ample turning space for several cars, well screened housing a wide variety of bushes, shrubs, trees and plants. Pedestrian leads to the front entrance door and down the right hand side of the property towards the garage and into the rear garden.

TO THE REAR
The rear garden is enclosed by brick wall and timber fencing to the boundary lines and designed for straightforward maintenance being predominantly block paved and slabs (ideal for entertaining), planted beds and borders housing a variety of bushes and shrubs. Pedestrian access leads back to the front and also into the garage.

DETACHED GARAGE
Double opening doors to the front, windows to the side and pitched roof.

DIRECTIONS
From our Stapleford Branch on Derby Road, continue to the Roach traffic light and turn right onto Toton Lane. At the brow of the hill, the property can be found on the left hand side, identified by our For Sale board, opposite the entrance to Queen Elizabeth Park.



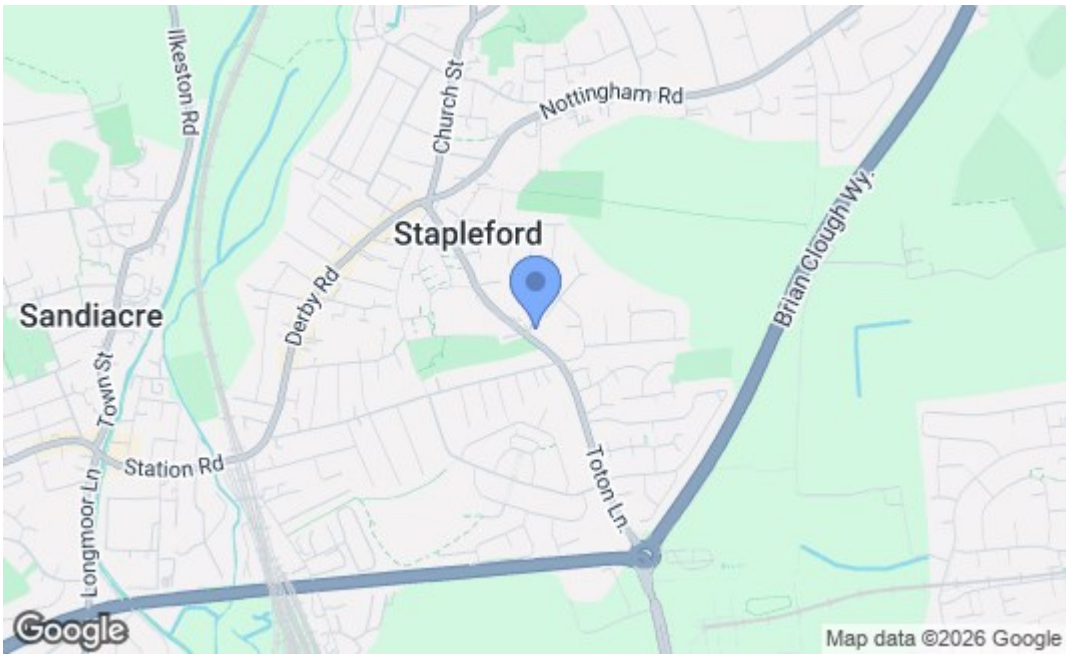


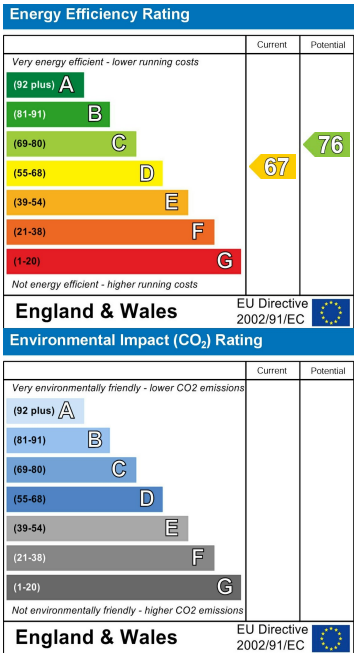












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.