

HoldenCopley

PREPARE TO BE MOVED

Spinney Rise, Toton, Nottinghamshire NG9 6JL

Guide Price £300,000 - £325,000

Spinney Rise, Toton, Nottinghamshire NG9 6JL



GUIDE PRICE £300,000 - £325,000

LOCATION LOCATION LOCATION...

This four-bedroom semi-detached home, situated in the popular location of Toton, offers spacious and versatile living with excellent access to local amenities. With shops, eateries, and transport links nearby, as well as being within the catchment area for well-regarded schools. Upon entering, the entrance hall leads to a generously sized reception room, providing ample space for both dining and relaxation. The fitted kitchen offers storage and workspace for all your culinary needs, while a separate utility room adds convenience. Completing the ground floor is the fourth bedroom, offering flexibility as a guest room, home office, or additional living space. The upper level boasts two double bedrooms, a single bedroom, and a stylish family bathroom, all designed for comfort and practicality. Externally, the property features a driveway providing off-road parking and access to a garage, which includes a ground-floor W/C. The front garden has a lawn, plants, and shrubs, enhancing the home's kerb appeal. To the rear, an enclosed garden offers a lawn, plants, and shrubs, with steps leading to a decked balcony—perfect for outdoor dining and relaxation.

MUST BE VIEWED!





- Semi-Detached House
- Four Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Utility Room
- Ground Floor W/C
- Stylish Bathroom
- Driveway & Garage
- Popular Location
- Must Be Viewed





GROUND FLOOR

Hallway
10'7" x 6'8" (3.23 x 2.04)

The hallway has carpeted flooring, a radiator, an in-built storage cupboard, a UPVC double-glazed obscure window to the front elevation and a single door providing access into the accommodation.

Living Room
23'9" x 11'8" (7.24 x 3.58)

The living room has carpeted flooring, a radiator, ceiling coving, a feature fireplace, a UPVC double-glazed bay window to the front elevation and sliding patio doors opening out to the rear garden.

Kitchen
9'8" x 8'4" (2.97 x 2.55)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, space for a cooker, fridge & dishwasher, partially tiled walls, tiled flooring, a radiator and a UPVC double-glazed window to the rear elevation.

Utility Room
7'11" x 6'3" (2.43 x 1.93)

The utility room has base and wall units with a worktop, space for a washing machine, tumble dryer and fridge, internal access to the garage and tiled flooring.

Bedroom Four
9'10" x 8'8" (3.02 x 2.65)

The fourth bedroom has carpeted flooring, a radiator, ceiling coving and a UPVC double-glazed window to the front elevation.

FIRST FLOOR

Landing
7'7" x 6'11" (2.33 x 2.11)

The landing has carpeted flooring, an obscure window to the side elevation, access to the first floor accommodation and access to the loft.

Master Bedroom
13'6" x 9'7" (4.13 x 2.94)

The main bedroom has carpeted flooring, two radiator, a heaed towel rail, fitted sliding door wardrobes and a UPVC double-glazed bay window to the front elevation.

Bedroom Two
11'7" x 9'6" (3.54 x 2.92)

The second bedroom has carpeted flooring, a radiator, ceiling coving, in-built storage cupboards that houses the boiler and a UPVC double-glazed window to the rear elevation.

Bedroom Three
6'11" x 6'6" (2.11 x 2.00)

The third bedroom has carpeted flooring, a radiator, a fitted storage cupboard and a UPVC double-glazed window to the front elevation.

Bathroom
6'10" x 5'4" (2.09 x 1.64)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a walk-in shower with a shower fixture, a radiator, tiled walls, ceiling coving, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

Loft Space
The loft space has recessed spotlights, power supply, ample storage space and two Velux windows.

OUTSIDE

Front
To the front of the property is a block-paved driveway providing off-road parking, access to the garage, a lawn, plants and shrubs and hedge border boundaries.

Garage
16'10" x 12'3" (5.15 x 3.75)

The garage has courtesy lighting, power supply, two UPVC single doors providing acces from the rear and rear of the property.

W/C
5'8" x 2'7" (1.74 x 0.80)

This space has a low level dual flush, a wash basin, tiled walls and a UPVC double-glazed obscure window to the rear elevation.

Rear
To the rear is an enclosed garden with a lawn, plants and shrubs and steps leading up to a decked balcony.

DISCLAIMER
Council Tax Band Rating - Broxtowe Borough Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

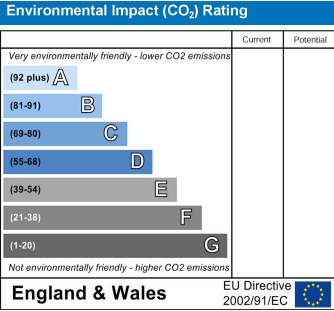
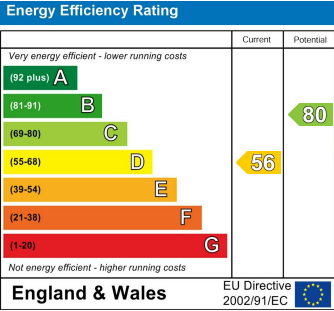
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

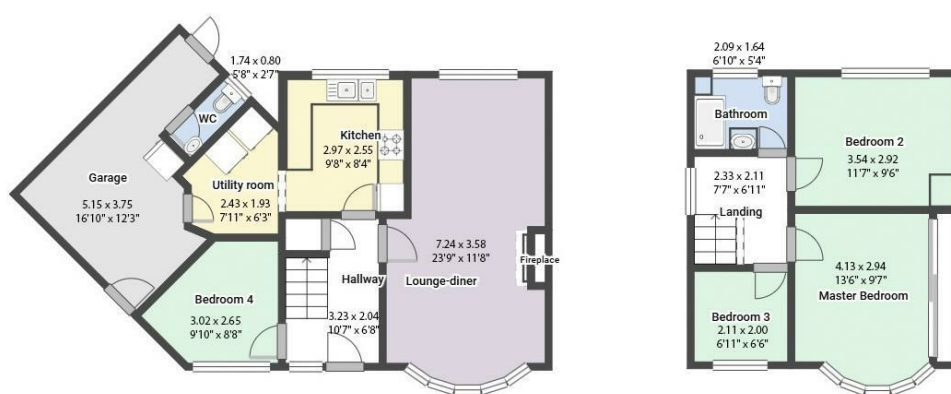
ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach, Virgin Media
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G
- 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



Spinney Rise, Toton, Nottinghamshire NG9 6JL

HoldenCopley
PREPARE TO BE MOVED



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
© HoldenCopley

0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.