



30 Stapleford Lane, Toton
Nottingham

Offers Over **£350,000**

30 Stapleford Lane

Toton, Nottingham

Immaculately-kept 4-bed semi in a prestigious location with luxury finishes and practical design. Spacious kitchen, serene garden room, loft master en-suite. Expansive garden, patio, shed, and parking for 3 cars. Modern living at its finest!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

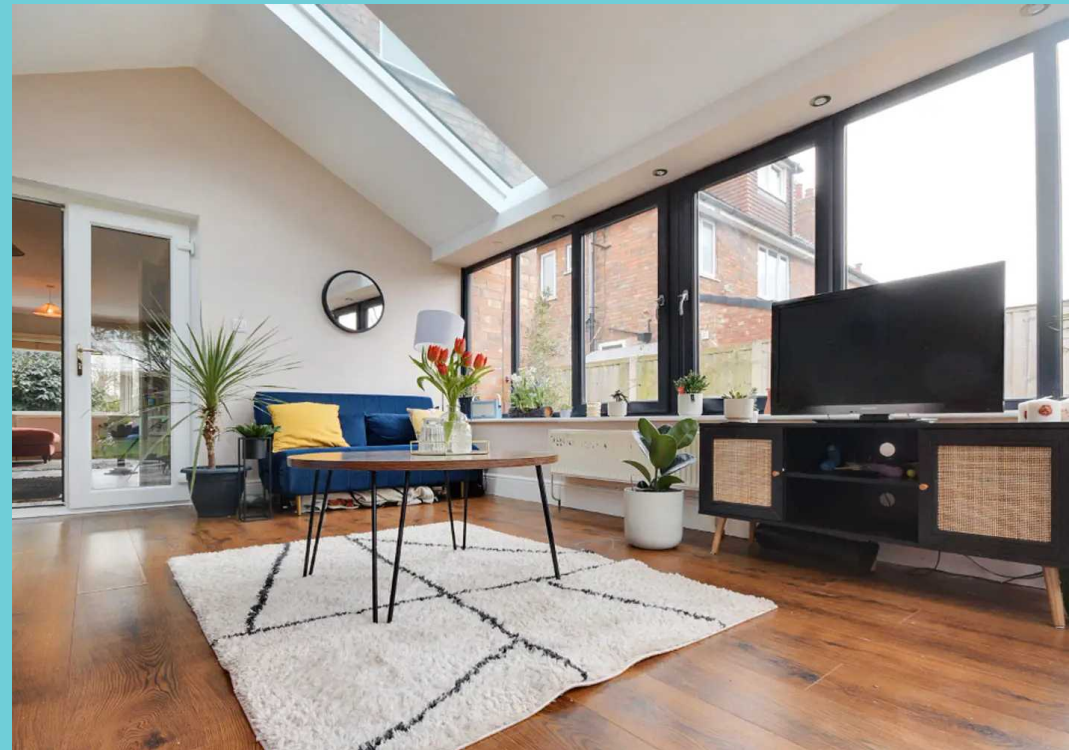
- Excellent Schools
- Loft Conversion
- Large Garden
- Large Private Drive
- Four Bedrooms
- Master En-suite
- Excellent Transport Links
- Tranquil Garden Room
- Close to Local Amenities & Tesco
- Four bedrooms





Gross Internal Floor Area : 135.33 m2 ... 1456.68 ft2

This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale. Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.





Open Plan Living Room Diner

27' 2" x 11' 5" (8.27m x 3.49m)

Large open-plan living room diner. This room is perfectly arranged for both family life and entertaining with access through the kitchen's double doors. The double UPVC windows give the room a touch of character whilst drawing in ample daylight.

Garden Room

14' 11" x 12' 0" (4.55m x 3.65m)

Fully insulated and benefitting from UPVC windows, doors and skylights, this versatile space offers a perfect second reception room overlooking the rear garden.

Kitchen

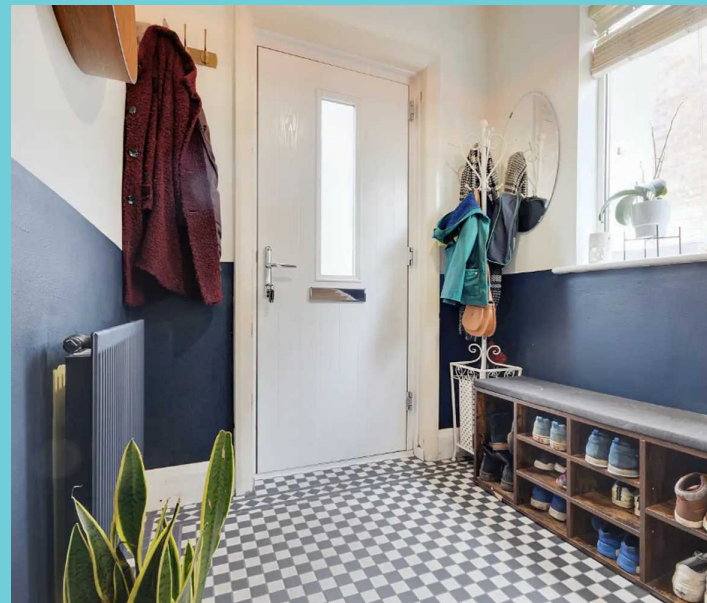
12' 11" x 8' 4" (3.93m x 2.54m)

This well-proportioned kitchen offers ample storage and work surface space for preparing family meals and dinner parties alike. Includes an integrated hob, oven, extractor fan and dishwasher. To the corner of the kitchen is a separate pantry storage cupboard.

Entrance Hallway

11' 9" x 5' 11" (3.58m x 1.81m)

Stepping in from the large private drive, you find this charming entryway featuring black and white chessboard tiles and plenty of storage space for shoes, coats and umbrellas.





Master Bedroom

19' 1" x 11' 9" (5.82m x 3.59m)

The Master Bedroom is found on the property's second floor, with views over the garden. This en-suite bedroom is neutrally decorated and offers a tranquil retreat from the rest of the home.

Master en-suite

8' 8" x 3' 11" (2.65m x 1.20m)

Complementing the master bedroom is this three-piece ensuite featuring a walk-in shower, toilet and sink.

Bedroom 2

13' 6" x 10' 7" (4.11m x 3.23m)

Overlooking the garden is this large double bedroom complete with UPVC double glazing.

Bedroom 3

10' 7" x 11' 3" (3.23m x 3.44m)

The third double bedroom in the property looks out over the private drive and features a bay window and an impressive amount of built-in storage.

Bedroom 4 / Study

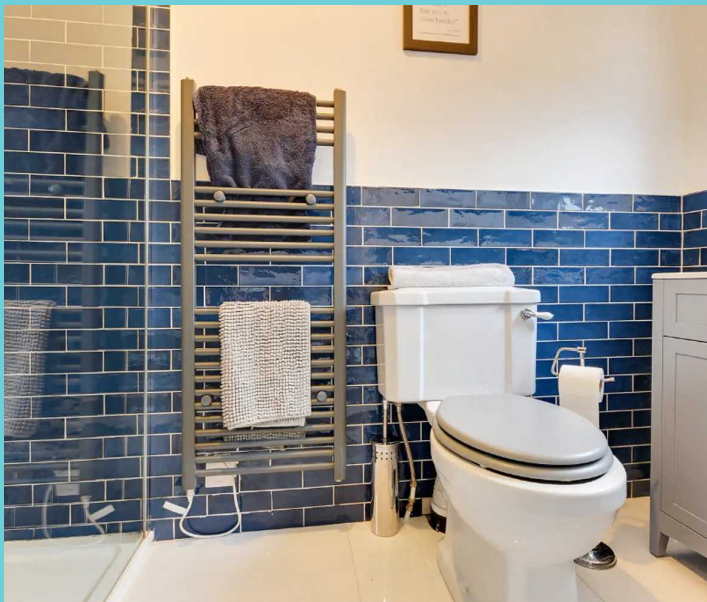
6' 9" x 6' 9" (2.07m x 2.07m)

The fourth bedroom, currently arranged as a study, offers both the versatility of a single bedroom/nursery, as well as the option to use the space as a home office.

Family Bathroom

8' 9" x 6' 9" (2.66m x 2.05m)

Situated on the first floor is this family bathroom inclusive of a bath, separate shower, toilet and sink.





Argyle Property Associates

12 High Pavement, Nottingham - NG1 1HN

0115 990 2594

hello@argyleproperty.co.uk

www.argyleproperty.co.uk/