



Stapleford Lane,
Toton, Nottingham
NG9 6GB

£275,000 Freehold



A WELL PRESENTED AND SPACIOUS, THREE BEDROOM MID-TERRACED HOUSE WITH OFF STREET PARKING AND A LARGE REAR GARDEN, PERFECT FOR A WIDE RANGE OF BUYERS.

Robert Ellis are delighted to bring to the market this spacious three bedroom mid-terraced property that would be perfect for a wide range of buyers such as first time buyers, families and people who are looking to downsize alike. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance porch, kitchen with integrated appliances and a built in storage cupboard, a large lounge with sliding door leading to the garden and hallway with stairs to the first floor. The first floor comprises a landing leading to three generous bedrooms and a family bathroom suite. To the front there is a turfed garden with ample off street parking for several vehicles and to the rear, a large garden with turf, flower beds and wooden storage shed.

Located in the popular residential village of Toton, close to a wide range of local schools, shops and parks. The property is close to fantastic transport links such as nearby bus stops, Toton tram stop and major road links including the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and local train stations just a short drive away.



Porch
 5'2 x 7'0 (1.57m x 2.13m)
 uPVC double glazed front door, vinyl flooring, radiator, textured ceiling, ceiling light.

Kitchen
 13'9 x 11'9 x 5'7 (4.19m x 3.58m x 1.70m)
 uPVC double glazed window overlooking the rear with door leading to the rear, tiled flooring, integrated electric double oven, integrated washing machine, integrated dishwasher, induction hob and overhead extractor fan, wall mounted boiler within cupboard, space for fridge/freezer, painted plaster ceiling, spotlights and ceiling light.

Living Room
 10'1 x 19'6 (3.07m x 5.94m)
 uPVC double glazed window overlooking the front with sliding door overlooking and leading to the rear garden, laminate flooring, radiator, multi fuel burner, wallpapered ceiling, ceiling light.

Hallway
 uPVC double glazed patterned window overlooking the front, carpeted flooring, radiator, wallpapered ceiling, ceiling light.

First Floor Landing
 With doors to:

Bedroom One
 8'8 x 6'0 x 19'1 (2.64m x 1.83m x 5.82m)
 uPVC double glazed windows overlooking the front and the rear, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

Bedroom Two
 10'3 x 8'9 (3.12m x 2.67m)
 uPVC double glazed window overlooking the front, carpeted flooring, built in storage cupboard,

Bedroom Three
 9'5 x 7'4 (2.87m x 2.24m)
 uPVC double glazed window overlooking the rear, carpeted flooring, radiator, storage cupboard, painted plaster ceiling, ceiling light.

Shower Room
 8'0 x 4'4 (2.44m x 1.32m)
 uPVC double glazed patterned window overlooking the rear, tiled flooring, WC, top mounted sink, single enclosed shower unit, heated towel rail, painted plaster ceiling, spotlights.

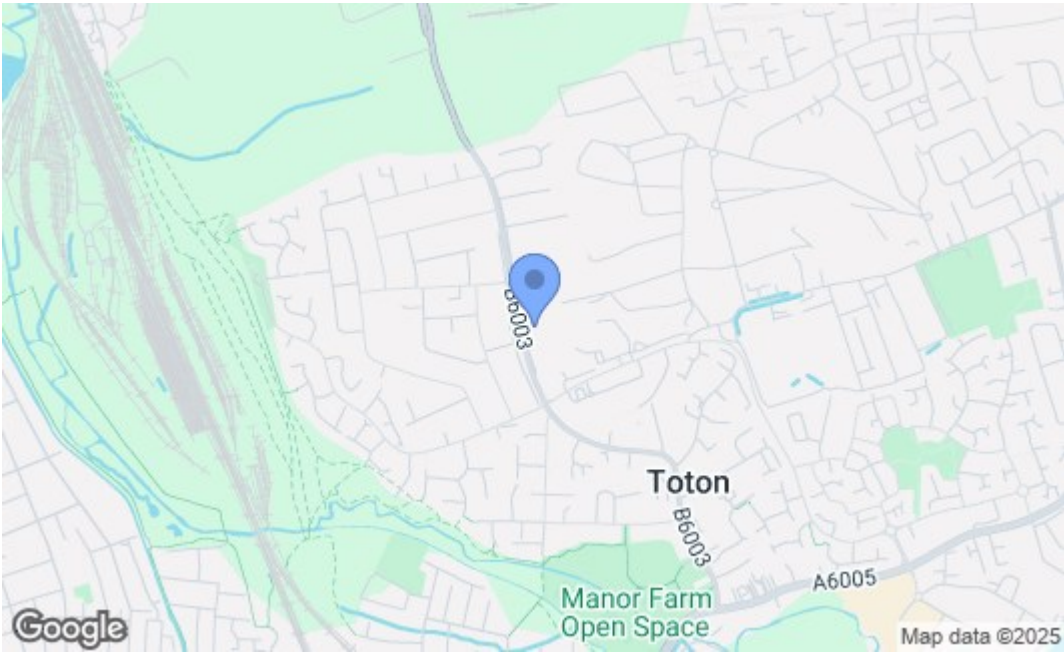
Outside
 To the front of the property there is a turfed garden with ample off street parking for several cars. To the rear, there is a large turfed garden with flower beds and a wooden storage shed.

Directions
 Proceed out of Long Eaton along Nottingham Road and at the traffic lights with The Manor pub turn left into High Road which becomes Stapleford Lane. Continue along and after the traffic lights turn right into the service road than runs parallel to Stapleford Lane and the property can be found on the right.
 8543RS

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 5 mbps
 Superfast 77 mbps
 Ultrafast 1800 mbps
 Phone Signal – O2, EE, THREE AND VODAFONE
 Sewage – Mains supply
 Flood Risk – No, surface water
 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	70	
(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 (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.