



Lonsdale Drive,
Toton, Nottingham
NG9 6LS

O/O £400,000 Freehold



A WELL PRESENTED AND SPACIOUS, FOUR BEDROOM DETACHED FAMILY HOME OFFERING OFF STREET PARKING, INTEGRAL GARAGE AND ENCLOSED REAR GARDEN.

Robert Ellis are pleased to be able to bring to the market this well presented and spacious detached family home. The property is constructed of brick and benefits a modern interior with double glazing and gas central heating throughout and would ideally suit a wide range of buyers. An internal viewing is highly recommended to appreciate the property and location that is being offered.

In brief, the property comprises an entrance hallway, cloaks/w.c., lounge with wooden doors leading through to the dining room, kitchen with integrated appliances, utility room and access into the garage through the integrated door via the utility. To the first floor, the landing leads to four generous bedrooms with the master bedroom benefitting from an en-suite and a family bathroom. To the front, there is a small turfed garden with off street parking and access into the garage and to the rear, a large enclosed garden with turf, patio, storage shed, flower beds and decked area.

Located in the popular residential area of Toton, close to a wide range of local schools, shops and parks. There are supermarkets and healthcare facilities within walking distance with fantastic local schools including the sought after George Spencer Academy secondary school. There are fantastic transport links available including nearby bus stops, Toton tram station and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport being just a short drive away.



Entrance Hall

Composite front door, wooden flooring, built in storage cupboard, radiator, painted plaster ceiling, spotlights

Cloaks/w.c.

2'2 x 5'6 approx (0.66m x 1.68m approx)

UPVC double glazed patterned window overlooking the front, tiled flooring, low flush w.c., top mounted sink, radiator, painted plaster ceiling, ceiling light.

Lounge

15'1 x 10'1 approx (4.60m x 3.07m approx)

UPVC double glazed window overlooking the front, carpeted flooring, radiator, gas fire, painted plaster ceiling, ceiling light.

Dining Room

9'1 x 8'0 approx (2.77m x 2.44m approx)

UPVC double glazed French doors overlooking and leading to the garden, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

Kitchen

10'9 x 9'1 approx (3.28m x 2.77m approx)

UPVC double glazed window overlooking the rear, wooden flooring, radiator, wall, base and drawer units with work surfaces over, inset sink and drainer, space for dishwasher, integrated fridge/freezer, integrated electric oven, ceramic hob and overhead extractor fan, painted plaster ceiling, spotlights.

Utility Room

4'9 x 6'9 approx (1.45m x 2.06m approx)

UPVC double glazed door leading to the rear garden, wooden flooring, radiator, space for tumble dryer, wall mounted boiler, painted plaster ceiling, spotlights.

First Floor Landing

Carpeted flooring, loft access, storage, painted plaster ceiling, spotlights.

Bedroom One

8'3 x 10'1 approx (2.51m x 3.07m approx)

UPVC double glazed window overlooking the front, carpeted flooring, radiator, fitted wardrobes, textured ceiling, ceiling light.

En-Suite

4'8 x 7'2 approx (1.42m x 2.18m approx)

UPVC double glazed patterned window overlooking the

side, tiled flooring, low flush w.c., single enclosed shower unit, heated towel rail, top mounted sink, textured ceiling, ceiling light.

Bedroom Two

9'1 x 9'3 approx (2.77m x 2.82m approx)

UPVC double glazed window overlooking the rear, carpeted flooring, radiator, textured ceiling, ceiling light.

Bedroom Three

7'5 x 12'8 approx (2.26m x 3.86m approx)

UPVC double glazed window overlooking the rear, carpeted flooring, radiator, textured ceiling, ceiling light.

Bedroom Four

7'1 x 7'5 approx (2.16m x 2.26m approx)

UPVC double glazed window overlooking the front, radiator, carpeted flooring, built in storage cupboard, painted plaster ceiling, ceiling light.

Family Bathroom

6'0 x 6'1 approx (1.83m x 1.85m approx)

UPVC double glazed patterned window overlooking the rear, tiled flooring, bath with mixer tap and shower over the bath, low flush w.c., top mounted sink, heated towel rail, textured ceiling, ceiling light.

Outside

To the front of the property there is a small turfed garden with off street parking and access into the garage. To the rear there is an enclosed garden with turf, patio area, decked area, storage shed and flower beds.

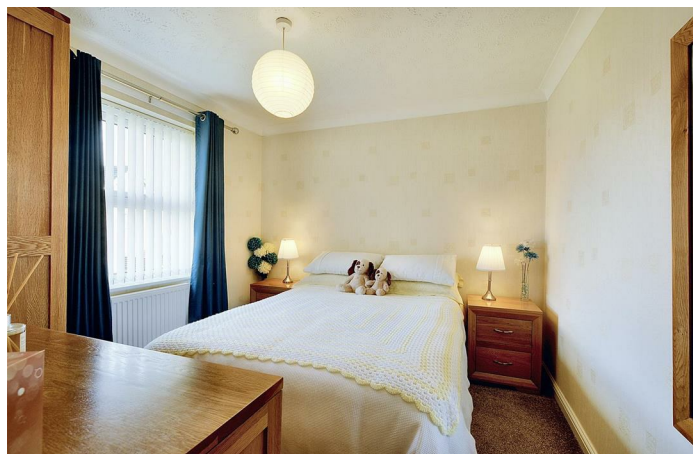
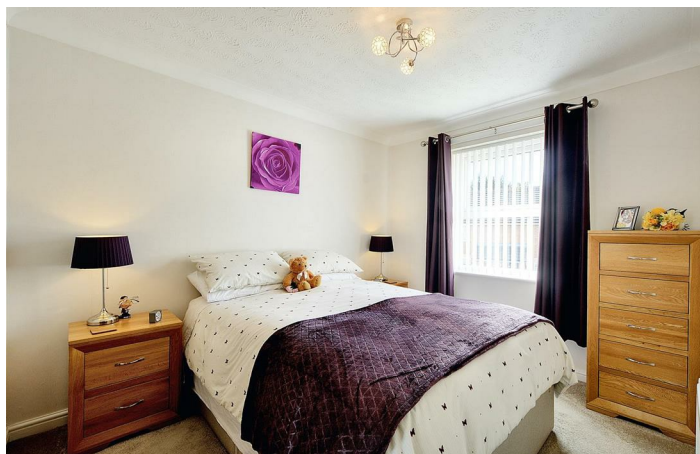
Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights take the left hand turning onto High Road which then becomes Stapleford Lane. At the next main junction take the left hand turning onto Banks Road and after some distance turn left onto Sandfield Road then left onto Lonsdale Drive where the property is situated on the left.

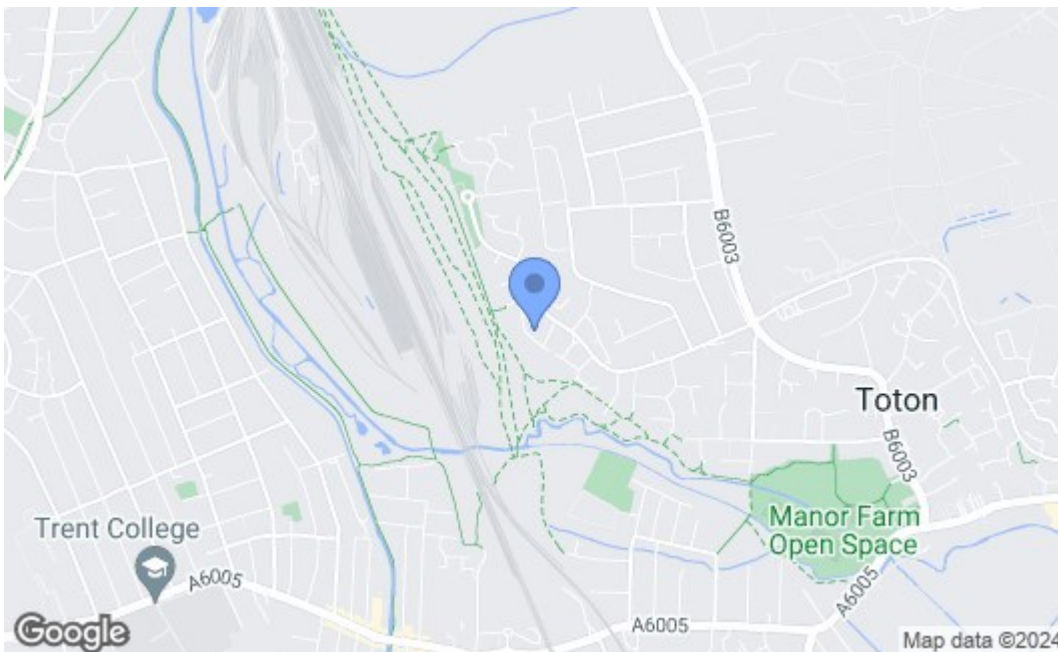
7851RS

Council Tax

Broxtowe Borough Council Band C



Robert Ellis
ESTATE AGENTS



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			
		67	81
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.