



Banks Road,  
Toton, Nottingham  
NG9 6HD

**£250,000 Freehold**



A TRADITIONAL THREE BEDROOM BAY-FRONTED SEMI-DETACHED HOME IN A HIGHLY DESIRABLE TOTON LOCATION, OFFERING FANTASTIC POTENTIAL FOR MODERNISATION AND EXTENSION, WITH A GENEROUS REAR GARDEN, DRIVEWAY, GARAGE AND NO UPWARD CHAIN.

Having previously been rented, the property is now ready for a new owner to put their own stamp on and create a fantastic family home. Requiring modernisation throughout, the house retains a traditional layout whilst offering excellent scope to reconfigure and potentially extend the accommodation, subject to the necessary planning permissions.

The property is entered through the front hallway, with doors leading to a bay-fronted lounge, separate dining room and kitchen. The ground floor lends itself particularly well to being opened up to create a contemporary open-plan kitchen diner across the rear, whilst the generous plot also provides potential for further extension, subject to the relevant permissions. To the first floor, the landing provides access to three bedrooms and the family bathroom. Outside, there is a driveway to the front, a garage positioned to the side and a particularly generous enclosed rear garden, providing an excellent space for families and outdoor entertaining.

Toton continues to be one of the area's most sought-after residential locations, particularly popular with families thanks to its excellent schooling, local amenities and transport connections. The property is within walking distance of highly regarded schools, including those with Outstanding Ofsted ratings, together with local shops and everyday facilities. Excellent road and public transport links provide convenient access to Nottingham, Derby and the surrounding areas, making this an ideal opportunity for buyers wanting a traditional home they can improve to their own requirements in a fantastic location. An internal viewing is highly recommended and the property is offered for sale with NO UPWARD CHAIN.



### Entrance Hall

12'1" x 6'2" approx (3.7m x 1.9m approx)

Wooden front door with inset glazed panel and windows either side, double radiator, ceiling light, laminate flooring, stairs to the first floor and doors to the lounge, dining room and kitchen.

### Lounge

14'5" x 11'1" approx (4.4m x 3.4m approx)

Wooden double glazed bay window to the front, laminate flooring, ceiling light, two wall lights, TV point, radiator and tiled fireplace.

### Dining Room

11'3" x 12'0" approx (3.45m x 3.66m approx)

Wooden double glazed window to the rear, carpeted flooring, ceiling light, two wall lights, gas fire (not tested) and TV point.

### Kitchen

12'7" x 6'4" approx (3.86m x 1.95m approx)

Wooden windows to the rear and side, wooden door to the rear with inset glazed panel, laminate flooring, ceiling light, radiator and understairs pantry cupboard having a window and housing the meters. The kitchen consists of wooden Shaker style wall, drawer and base units to two walls with roll edged work surfaces over and splashback, 1½ bowl sink and drainer with swan neck mixer tap, space for a cooker, fridge freezer and washing machine.

### First Floor Landing

Wooden double glazed window to the side, carpeted flooring, ceiling light, loft hatch and doors to the three bedrooms and bathroom.

### Bedroom 1

13'6" x 12'7" approx (4.13m x 3.84m approx)

Wooden double glazed bay window to the front, carpeted flooring, radiator and ceiling light.

### Bedroom 2

12'0" x 11'4" approx (3.67m x 3.46m approx)

Wooden double glazed window to the rear, radiator and ceiling light.

### Bedroom 3

8'0" x 6'6" approx (2.45m x 2m approx)

Wooden double glazed window to the front, ceiling light, radiator, carpeted flooring and TV point.

### Bathroom

9'6" x 8'10" approx (2.9m x 2.7m approx)

Obscure wooden double glazed window to the rear, ceiling light, laminate flooring, built-in storage cupboard, low flush w.c., pedestal wash hand basin, panelled bath with shower over.

### Outside

The property sits back from the road with a driveway in front of the garage, there is hedging to the front with a small lawned garden and a path leading to the front door.

To the rear there is a large enclosed rear garden with a block paved patio, lawn with central path, brick wall and a greenhouse.

### Garage

7'2" x 12'9" approx (2.2m x 3.9m approx)

Metal up and over door to the front, personnel door to the rear.

### Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights with The Manor public house turn left onto Stapleford Lane. At the next main lights turn left onto Banks Road.

9507JG

### Council Tax

Broxtowe Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 9mbps Superfast 66mbps

Ultrafast 1800mbps

Phone Signal – EE, O2, Vodafone, Three

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



Robert Ellis

ESTATE AGENTS

GROUND FLOOR

DINING ROOM

KITCHEN/DINER

Lounge

HALLWAY

UP

DOWN

GARAGE

1ST FLOOR

BEDROOM 2

BEDROOM 1

BEDROOM 3

BATHROOM

STORAGE

HALLWAY

While every attempt has been made to ensure the accuracy of the description contained herein, measurements of floor, wall, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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| 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                     |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.