

Spinney Crescent,  
Toton, Nottingham  
NG9 6GE

**O/O £295,000 Freehold**



THIS IS AN EXTENDED THREE BEDROOM SEMI DETACHED HOUSE PROVIDING A LOVELY FAMILY HOME WHICH WILL ENABLE A NEW OWNER TO STAMP THEIR OWN MARK ON THEIR NEXT PROPERTY.

Being situated on this very popular road in Toton, this three bedroom semi detached property is being sold with the benefit of NO UPWARD CHAIN and does provide the opportunity for a new owner to update the property to suit their own requirements. For the size and layout of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties take a full inspection so they are able to see all that is included in the property for themselves. The property is well placed for easy access to the excellent schools for all ages which have been an important reason why people have wanted to move to Toton over the past couple of decades, there are also many other amenities including excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property stands back from the road and is constructed of brick to the external elevations under a pitched tiled roof and the accommodation derives the benefits of having gas central heating and double glazing. Being entered through a composite front door, the accommodation includes a reception hall with a ground floor shower room/w.c. off, the lounge is at the front of the house, the extended dining/sitting room which has double opening, double glazed French doors leading out to the rear garden and there are double doors from the dining area leading into the kitchen which is fitted with wood grain effect wall and base units. To the first floor the landing leads to the three bedrooms and bathroom which has a light coloured suite. Outside there is parking at the front for a number of vehicles, a path runs down the right hand side to the rear where the garden is extremely private with a patio extending across the rear of the house, there is a lawn with established borders to the sides, a shed and fencing to the boundaries.

The property is within easy reach of the Tesco superstore found on Swiney Way and there are many other shopping facilities found in the nearby towns of Beeston and Long Eaton as well as the Chilwell Retail Parks where there is an M&S food store, TK Maxx, Next and several coffee eateries, there are healthcare and sports facilities including several local golf courses, walks at the picturesque Attenborough Nature Reserve and along the banks of the River Trent, as previously mentioned the schools for all ages are within easy reach and the excellent transport links include J25 of the M1, the latest extension of the Nottingham tram system terminates in Toton and this provides another way of getting into the city centre, East Midlands Airport, stations at Beeston, Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Front Door

Composite panelled door with two inset opaque glazed leaded panels leading to:

### Reception Hall

Stairs with balustrade leading to the first floor, double glazed leaded window with fitted blind to the side, radiator, the electric meter and consumer unit are housed in a fitted cupboard, oak panelled doors to the lounge, sitting room and ground floor shower room/w.c., half double glazed door leading out to the side of the property and laminate flooring.

### Ground Floor Shower Room/w.c.

Having a corner shower with a mains flow shower system, tiling to two walls, curved glazed doors and protective screens, pedestal wash hand basin with a mixer tap, tiled splashback and low flush w.c., opaque double glazed window, extractor fan, radiator, tiled flooring and a wall mounted ladder towel radiator.

### Lounge/Sitting Room

11'3 x 10'4 approx (3.43m x 3.15m approx)

Double glazed leaded bay window with a fitted blind to the front, Adam style fireplace with a tiled inset and hearth, radiator, dado rail to the walls and laminate flooring.

### Sitting/Dining Room

23'6 x 11'6 to 10'6 approx (7.16m x 3.51m to 3.20m approx)

There are double glazed, double opening French doors with matching double glazed side panels leading out to the rear garden and a Velux window with recessed lighting to the sloping ceiling, feature vertical radiator and a second radiator, laminate flooring in the sitting area and double doors leading from the dining area into the kitchen.

### Kitchen

12'2 x 9'1 approx (3.71m x 2.77m approx)

The kitchen is fitted with wood grain finished units having brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap set in an L shaped work surface with space for a dishwasher, wine rack, cupboards and drawers below, cooking Range with a hood over, L shaped work surface with cupboards beneath, matching eye level wall cupboards, further work surface with a power point beneath, a Worcester Bosch boiler is housed in an upright shelved cupboard, double glazed windows with roller blinds to the front and rear, tiling to the walls by the work surface areas, sloping ceiling with recessed lighting, built-in pantry with shelving, tiled flooring, the gas meter is housed in the pantry and there is plumbing and space for an automatic washing machine and a tumble dryer.

### First Floor Landing

The balustrade continues from the stairs onto the landing, double glazed window with a blind to the side, hatch to loft and panelled doors to:

### Bedroom 1

12'6 x 10'9 approx (3.81m x 3.28m approx)

Double glazed window with a blind to the rear, radiator and feature original fireplace.

### Bedroom 2

11'1 x 10'6 approx (3.38m x 3.20m approx)

Double glazed leaded window to the front, feature original fireplace, picture rail to the walls and a radiator.

### Bedroom 3

8'8 x 6'3 approx (2.64m x 1.91m approx)

Double glazed leaded window to the front, radiator and picture rail to the walls.

### Bathroom

The bathroom has a light coloured suite including a panelled bath with hand rails, low flush w.c. and pedestal wash hand basin, tiling to the walls by the bath, sink and w.c. areas, radiator, opaque double glazed window with a blind and picture rail to two walls.

### Outside

At the front of the property there is a pebbled parking area with block edging to the sides, wooden sleepers to the front boundary, a wall to the left and fence to the right hand side with a gate provides access to a path taking you to the rear garden and there is an outside tap and external lights provided.

At the rear there is a private garden with a slabbed patio extending across the rear of the house with a path running down the right hand side to the gate providing access to the front, steps lead from the patio to a large lawned garden which has established borders to three sides. There is a shed on a slabbed base and fencing to the three boundaries and outside lighting either side of the French doors leading out from the dining area.

### Directions

Proceed out of Long Eaton along Nottingham Road continue to the traffic lights turning left onto High Road and then proceeding over the next set of traffic lights onto Stapleford Lane which Spinney Crescent runs adjacent to, turn left into Woodstock Road and immediately left into Spinney Crescent where number 171 is on the left hand side.  
9153MP

### 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 12mbps Superfast 75mbps 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

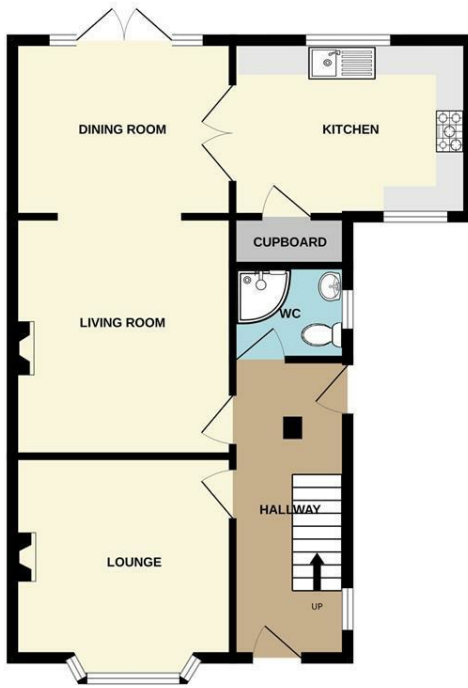
Any Legal Restrictions – No

Other Material Issues – No

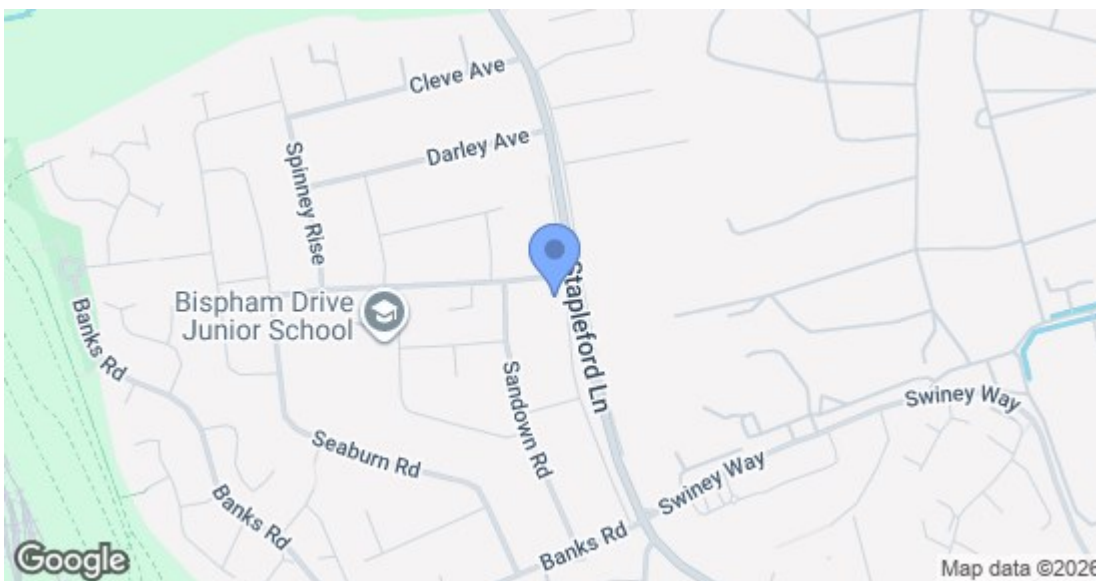




GROUND FLOOR



1ST FLOOR



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	
	74
55	
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.