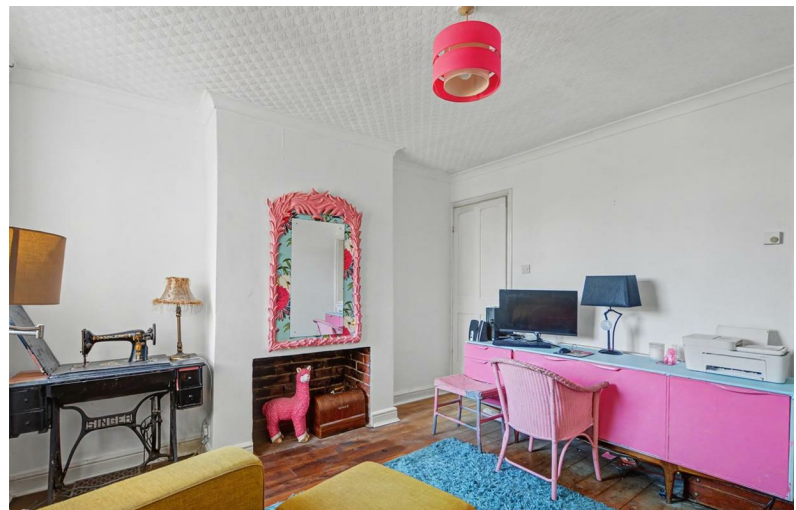


# Robert Ellis

*look no further...*



Toton Lane  
Stapleford, Nottingham NG9 7HA

**£165,000 Freehold**

AN EARLY 1900'S TWO BEDROOM EX-WORKER'S COTTAGE SITUATED IN THE HEART OF STAPLEFORD.

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EARLY 1900'S EX-WORKER'S COTTAGE SAT PROUDLY IN AN ELEVATED POSITION SITUATED IN THE HEART OF STAPLEFORD TOWN CENTRE.

With accommodation over two floors, the ground floor comprises front living room, inner lobby, dining room and galley-style kitchen. The first floor landing then provides access to two bedrooms and a three piece bathroom suite.

The property also benefits from gas fired central heating, double glazing and an enclosed cottage-style rear garden with useful outbuilding.

The property sits favourably in an elevated position away from the road within walking distance of all the shops, services and amenities in Stapleford town centre, as well as having great access to nearby transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, the Nottingham electric tram terminus situated at Bardills roundabout and the i4 bus route. There is a pay and display/long stay car park adjacent to the property managed by Broxtowe Borough Council.

There is also easy access to excellent nearby schooling for all ages such as St. John's, William Lilley, Fairfield and George Spencer.

We believe the property which is steeped in town centre history and we highly recommend an internal viewing.



## LIVING ROOM

12'3" x 11'10" (3.74 x 3.63)

uPVC panel and double glazed front entrance door, double glazed window to the front, exposed and varnished wooden floorboards, central chimney breast incorporating a feature Adam-style fire surround incorporating a coal effect fire, coving, meter cupboard, media points. Door to inner lobby.

## INNER LOBBY

2'11" x 2'7" (0.90 x 0.81)

Exposed and varnished wooden floorboards, useful understairs storage cupboard, access leading through to both reception rooms.

## DINING ROOM

11'11" x 11'11" (3.65 x 3.65)

Door and turning staircase rising to the first floor, double glazed window to the rear, radiator, coving, exposed and varnished wooden floorboards, central chimney breast incorporating a tiled surround and decorative exposed brickwork. Access through to the kitchen.

## KITCHEN

13'4" x 5'11" (4.08 x 1.82)

Galley-style kitchen offering an inset sink unit with draining board and mixer tap, wall mounted gas fired boiler, range of fitted storage cupboards and cabinets, double glazed window to the side, uPVC panel and double glazed French doors opening out to the rear garden.

## FIRST FLOOR LANDING

Doors to both bedrooms and bathroom. Loft access point via wooden pull-down loft ladders to a boarded, lit and insulated loft space (ideal for storage).

## BEDROOM ONE

16'1" x 11'9" (4.91 x 3.59)

Fantastic sized double bedroom with double glazed window to the front, radiator with display cabinet, coving, feature original decorative fireplace.

## BEDROOM TWO

12'5" x 8'9" (3.81 x 2.68)

Double glazed window to the rear, useful storage

cupboard, radiator, airing closet housing the hot water cylinder, original decorative feature fireplace.

## BATHROOM

8'6" x 5'10" (2.60 x 1.80)

White three piece suite comprising bath with mains shower over, push flush WC, wash hand basin with mixer tap and storage cabinets beneath. Spotlights, double glazed window to the rear, heated ladder radiator.

## OUTSIDE

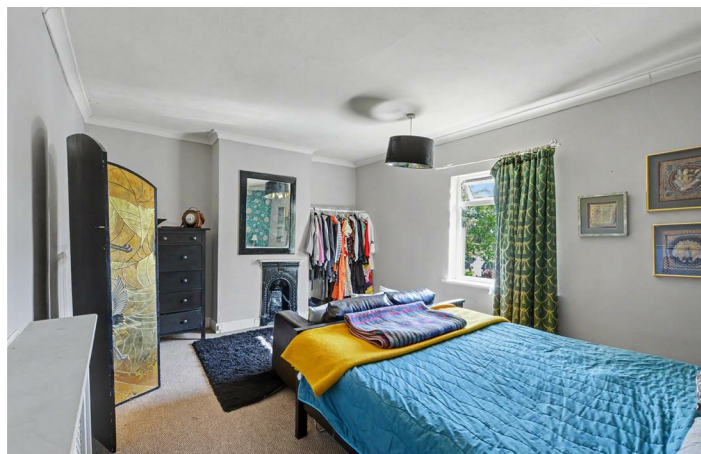
The property sits in an elevated position set back from the road screening from any road noise. To the front of the property, there is a front garden lawn and pathway providing access to the front entrance door. There is a shared covered passageway which leads through to the rear garden.

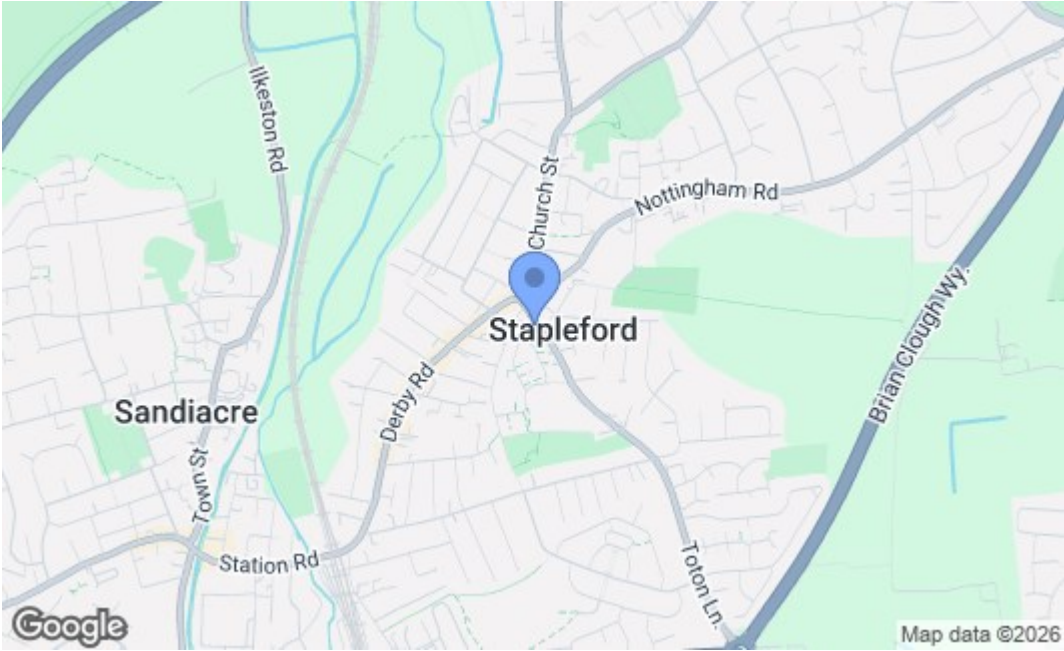
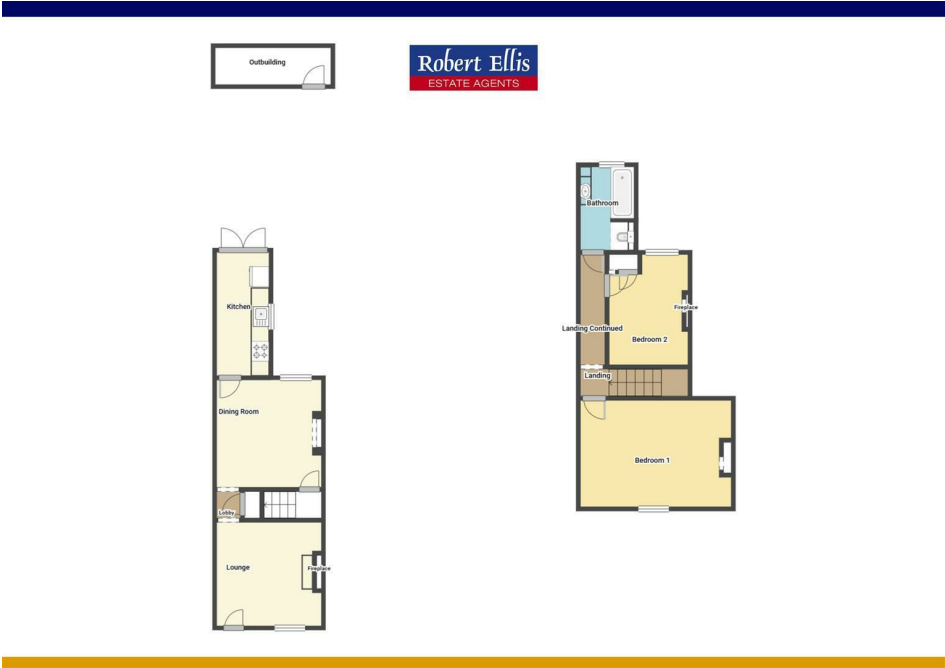
## TO THE REAR

The cottage-style rear garden is enclosed by timber fencing to the boundary line and offers a shaped lawn section and patio area (ideal for entertaining), decorative stone, deck space, outside water tap and lighting point. To the foot of the plot, there is a useful brick garden store with tiled roof.

## DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and take a right turn onto Toton Lane. The property can be found in an elevated position set back from the road on the right hand side, identified by our For Sale board.





| Energy Efficiency Rating                                        |         | Current                    | Potential |
|-----------------------------------------------------------------|---------|----------------------------|-----------|
| Very energy efficient - lower running costs                     |         |                            | 83        |
| (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<br>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<br>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.