



**143 Toton Lane, Stapleford
Nottingham, NG9 7JD**

Stunning quality six bedroom detached family home situated in an established residential location mid way between Bardills Island and Stapleford centre, within a 15 minute walk of the tram station and with fantastic road links to Nottingham, Derby and the M1 motorway. The property has been meticulously renovated by the current owners, who have created a wonderful high specification dwelling. There are three bathrooms including a separate spa room with a double Jacuzzi style bath and TV, a beautiful en-suite shower room to the master bedroom and a four piece family bathroom. To the ground floor there are three reception rooms, a spacious UPVC double glazed conservatory and a large kitchen with granite worksurfaces, a separate utility room with WC off and a family area which including a TV point and double doors to the rear garden. The property is set back from the road beyond wrought iron gates where there is off road parking for a large number of vehicles and access to a substantial detached double



£695,000

Hallway

A large central hallway with a staircase leading to the first floor and doors leading to individual rooms. There is also feature alcove lighting, a Karndean tiled floor covering and a fabulous renovated church radiator.

Sitting Room 11' 7" x 20' 3" (3.53m x 6.17m)

Dual aspect room with a UPVC double glazed windows to the front and double doors to the conservatory at the rear, plus there are a further two feature porthole windows on the side making this a very light bright and airy room indeed. There are also two double radiators, multiple pelmet down lights, two wall lights and a feature fireplace with a rustic brick hearth and an inset 4 kw log burning stove, with the provision for a wall mounted TV over including in wall wiring for media and speakers

Kitchen/Breakfast Room 27' 2" x 20' 3" (8.27m x 6.17m)

Three UPVC double glazed windows to the front, UPVC double glazed double patio doors to the rear garden, access to the utility room and WC, two school radiators, a Karndean floor covering, wall mounted TV point, ceiling with recessed down lights and speakers and the facility for an amplifier to link a further three speaker points within the walls. The kitchen itself is fitted with contemporary base and eye level units with granite worksurfaces, a rangemaster cooker with 5 gas rings and an electric warming plate and a central island with a 1 and 1/2 bowl stainless steel under mount sink, an integrated dishwasher and a spacious breakfast bar.

Utility Room 14' 7" x 8' 6" (4.44m x 2.60m)

Extensive floor to ceiling kitchen units including an integrated microwave, base units with a granite worksurface and a stainless steel under mount sink, a central heating radiator, space for an American style fridge freezer, a Karndean floor covering, door leading to the WC, plus a UPVC double glazed window and back door to the rear.

WC 4' 1" x 5' 3" (1.25m x 1.60m)

UPVC double glazed window to the rear, WC and wash hand basin.

Dining Room 11' 6" x 9' 6" (3.51m x 2.90m)

UPVC double glazed window to the rear, alcove down lighting, pelmet down lighting, inset wine rack, oak flooring, glazed double doors from the hallway and a central heating radiator.

Study 11' 6" x 7' 3" (3.51m x 2.22m)

UPVC double glazed window to the front, cat 5 wiring, a central heating radiator and a Karndean floor covering.

Conservatory 14' 9" x 16' 1" (4.50m x 4.91m)

UPVC double glazed conservatory overlooking the rear garden with a central heating radiator, a ceramic tiled floor covering and UPVC double glazed double doors to the patio at the side.

Master Bedroom 16' 4" x 12' 8" (4.99m x 3.85m)

Dual aspect with UPVC double glazed windows to the front and side. There is also a central heating radiator, a walk in wardrobe a laminate floor covering and a door leading to the en-suite.

Store/Walk in Wardrobe

En-suite 8' 6" x 7' 7" (2.59m x 2.32m)

Slate tiled floor and walls, dual ceramic sinks, WC, a large shower enclosure, a UPVC double glazed window to the rear, ceiling with recessed down lights, an extractor fan and a chrome heated towel rail.

Spa Bathroom 11' 2" x 6' 3" (3.41m x 1.90m)

Stone tiled floor and walls, a UPVC double glazed window to the rear, a chrome heated towel rail, WC, recessed ceiling downlights, extractor, ceramic sink and a double Jacuzzi style double bath with a built in TV.

Family Bathroom 11' 3" x 6' 3" (3.42m x 1.90m)

Four piece bathroom including a floating sink unit, an oval bath, WC and a multi jet cabin shower. There is also a Karndean flooring covering, a chrome heated towel rail and a UPVC double glazed window to the rear.

Bedroom 2 11' 7" x 10' 4" (3.53m x 3.15m)

UPVC double glazed window to the front, fitted mirror wardrobes, alcove down lights, a central heating radiator and a laminate floor covering.

Bedroom 3 11' 7" x 10' 4" (3.53m x 3.15m)

UPVC double glazed window to the rear, a range of fitted wardrobes, a central heating radiator and a laminate floor covering.

Bedroom 4 11' 2" x 10' 5" (3.41m x 3.17m)

UPVC double glazed window to the front, a range of fitted wardrobes, a central heating radiator and a laminate floor covering.

Bedroom 5 11' 2" x 10' 5" (3.41m x 3.17m)

UPVC double glazed window to the front, a central heating radiator and a laminate floor covering.

Bedroom 6 6' 6" x 7' 7" (1.98m x 2.32m)

UPVC double glazed oriel window to the front, a central heating radiator and a Karndean floor covering.

Garage 18' 3" x 15' 3" (5.55m x 4.66m)

Detached double garage with a pitched roof, a remote control electric roller door to the driveway, a personnel door from the side, power and lighting.



Disclaimer

This brochure has been created to represent the Everington and Ruddle's perception of this property. The vendor has verified the content as being fair and accurate. You are advised to check the content prior to entering into any contract to purchase the property, in short, use your common sense.

Viewing; **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view.**

Energy performance certificate (EPC)

143 Toton Lane
Stapleford
NOTTINGHAM
NG9 7JD

Energy rating

D

Valid until: 27 October 2031

Certificate number: 5390-6134-0322-9020-1093

Property type

Detached house

Total floor area

227 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

