



25 Sheriffs Lea, Toton
Nottingham

 **HORTONS**



Offers in Region of **£385,000**



25 Sheriffs Lea

Toton, Nottingham

Immaculate 3-bed detached house in peaceful cul-de-sac. Open plan kitchen/dining, en-suite master bedroom, integral garage, newly fitted bathroom/en-suite, windows and doors and soffits & facias. Well-maintained garden with patio. Viewings 7 days a week.

Council Tax band: C

Tenure: Freehold

- Three bedroom detached
- Immaculate condition
- Integral garage
- Open plan kitchen/dining room
- En-suite to the master bedroom
- New soffits & facias
- Newly fitted double glazing
- Newly fitted bathroom & en-suite
- Viewings available seven days a week



Entrance Hall

Composite front entrance door and window, stairs to the first floor landing, radiator, understairs storage, Amtico/Karndean floor and doors to

Lounge

11' 3" x 17' 9" (3.43m x 5.41m)

UPVC bay window to the front, radiator, TV point, gas fire with 'Adam style surround' door to dining area

Kitchen/Diner

17' 9" x 12' 2" (5.41m x 3.71m)

Wall, base and drawer units with work surface over, splashbacks, stainless steel sink/waste/drain unit with swan mixer tap over, integrated Bosch oven, induction hob and extractor hood over, UPVC double glazed window to the rear, dishwasher space, appliance space, open to the dining area with an additional radiator and patio doors to the conservatory and Amtico/Karndean.

Conservatory

11' 3" x 8' 5" (3.43m x 2.57m)

Brick base with UPVC double glazed windows and sliding doors to the rear garden

WC

Low flush w.c, sink with splashbacks, radiator, UPVC double glazed window to the side

Utility Room

7' 6" x 6' 6" (2.29m x 1.98m)

Wall and base units with work surface over, plumbing for automatic washing machine, tumble dryer space, cupboard housing the gas central heating boiler, double glazed window and rear exit door

Landing

Access to the loft, door to airing cupboard housing the hot water tank, UPVC double glazed window to the side and door to

Master Bedroom

12' 7" x 12' 1" (3.84m x 3.68m)

x2 built-in wardrobes, radiator, UPVC double glazed



**Master Bedroom**

12' 7" x 12' 1" (3.84m x 3.68m)

x2 built-in wardrobes, radiator, UPVC double glazed window to the front and door to

Bedroom Two

10' 5" x 8' 9" (3.18m x 2.67m)

UPVC double glazed window to the rear, radiator

Bedroom Three

9' 0" x 7' 1" (2.74m x 2.16m)

UPVC double glazed window to the rear and radiator

Bathroom

6' 4" x 6' 5" (1.93m x 1.96m)

Three piece suite comprising panelled bath with electric shower over, vanity unit with sink, w.c, and storage, fully tiled walls and splashbacks, spotlights, radiator and Amtico/Karndean



GARDEN

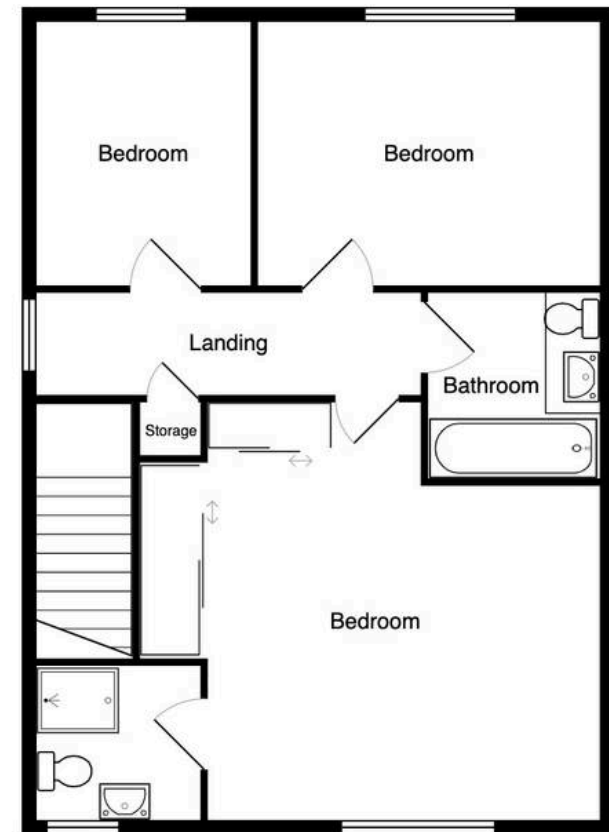
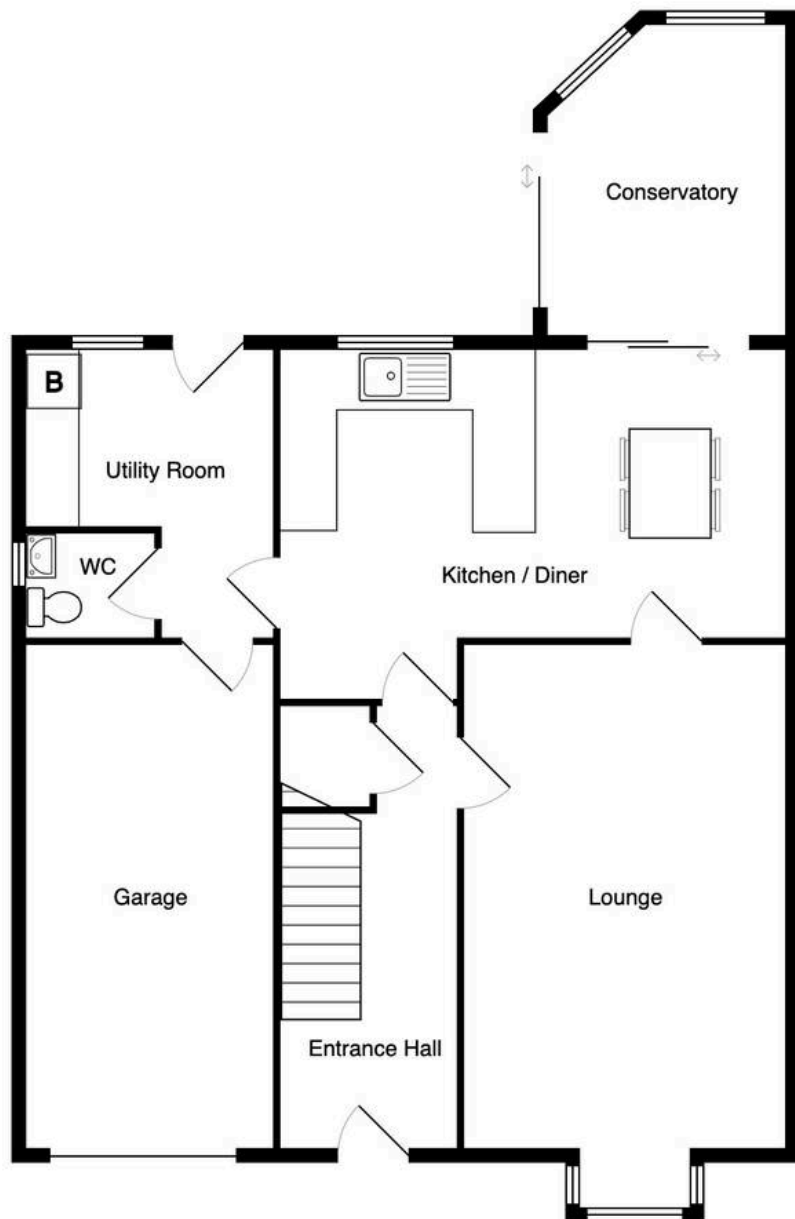
To the front of the property there is a Presscrete driveway offering parking for at least two cars, with a lawn to the right surrounded with beautiful borders full of flowers and shrubs. To the left is the side access leading you to the rear garden where the Presscrete follows through to the patio area and lawn which is again surrounded by beautiful borders with so much colour!. The garden is privately enclosed with fenced boundaries.

GARAGE

Single Garage

18'1 x 8'3 Up and over door to the front and door to the utility room with light and power.







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