



Empingham Close,  
Toton, Nottingham  
NG9 6FJ

**Guide Price £275-280,000**  
**Freehold**



A WELL PRESENTED AND SPACIOUS TWO BEDROOM DETACHED BUNGALOW WITH GARAGE AND OFF STREET PARKING, SITUATED WITHIN A QUIET CUL-DE-SAC LOCATION, BEING SOLD WITH NO ONWARD CHAIN.

Robert Ellis are pleased to bring to the market this superb example of a two bedroom detached bungalow situated on a corner plot within a quiet cul-de-sac. The property is constructed of brick and benefits off street parking and a brick built garage with a low maintenance courtyard garden. The property is being sold with NO UPWARD CHAIN and an internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway with a storage cupboard, a dining room with sliding doors into the garden, kitchen, utility room, lounge, two bedrooms both benefiting from fitted wardrobes and a three piece family shower room. To the exterior, the property sits on a corner plot within a quiet cul-de-sac location and benefits off street parking, a brick built garage and a low maintenance courtyard garden.

Located within the sought after location of Toton, close to a wide range of local schools, shops and parks and falling into the catchment area for George Spencer Academy. Tesco supermarket is within walking distance with Chilwell Retail Park just a short drive away. There are fantastic transport links nearby including nearby bus stops and easy access to major road links such as the M11, A50 and A52 to both Nottingham and Derby. Toton tram stop is within walking distance with East Midlands Airport and Long Eaton train station just a short drive away.



### Entrance Hall

UPVC double glazed front door, carpeted flooring, radiator, storage cupboard, loft access, ceiling light.

### Lounge

10'6 x 15'3 approx (3.20m x 4.65m approx)

Wooden window overlooking the side, aluminium sliding doors leading to the garden, carpeted flooring, radiator, gas fire, ceiling light.

### Dining Room

10'6 x 7'7 approx (3.20m x 2.31m approx)

Aluminium sliding doors leading to the garden, carpeted flooring, radiator, ceiling light.

### Kitchen

7'5 x 10'6 approx (2.26m x 3.20m approx)

Double glazed wooden window overlooking the side, vinyl flooring, radiator, wall and base units with work surfaces over, inset sink and drainer, integrated electric oven, gas hob, overhead extractor fan, ceiling light.

### Utility Room

5'3 x 6'7 approx (1.60m x 2.01m approx)

Wooden window overlooking the side, UPVC double glazed door leading to the side, vinyl flooring, space for fridge/freezer, space for washing machine, ceiling light.

### Bedroom 1

9'2 x 11'3 approx (2.79m x 3.43m approx)

UPVC double glazed window overlooking the front, carpeted flooring, fitted wardrobes, radiator, ceiling light.

### Bedroom 2

7'5 x 9'3 approx (2.26m x 2.82m approx)

Wooden double glazed window, carpeted flooring, fitted wardrobes, radiator, ceiling light.

### Shower Room

5'8 x 7'8 (1.73m x 2.34m)

Wooden double glazed patterned window overlooking the side, vinyl flooring, low flush w.c., pedestal sink, single enclosed shower unit, heated towel rail, spotlights.

### Outside

The property sits within a quiet cul-de-sac and benefits off

street parking and access into the brick built garage. There is an enclosed low maintenance courtyard garden with side access.

### Garage

Brick built garage with up and over door to the front, power and lighting.

### Directions

The property is best approached by leaving Long Eaton along Nottingham Road turning left at the Grange Farm traffic lights into High Road. Turn right into Rutland Avenue and Empingham Close is found as a small turning on the right hand side.

8023RS

### Council Tax

Broxtowe Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband –

Broadband Speed -

Phone Signal –

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

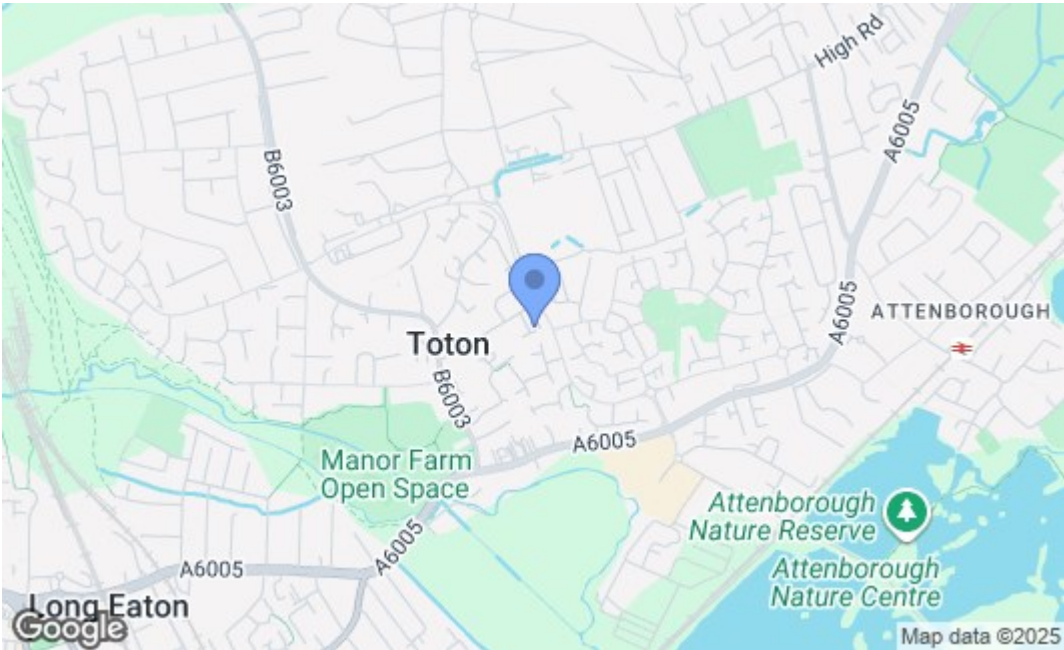
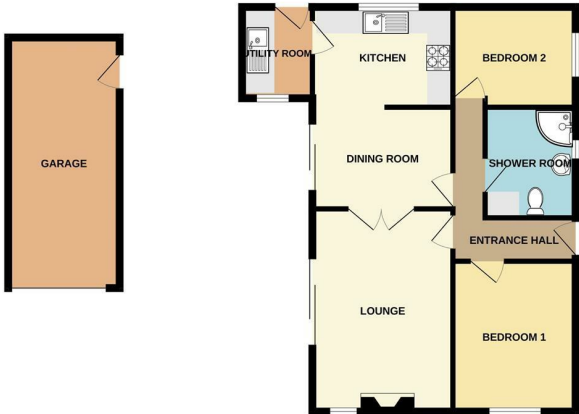
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS  
GROUND FLOOR



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 84        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 67      |           |
| (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.