



Kensington Close,  
Toton, Nottingham  
NG9 6GR

**Price Guide £240-245,000**

**Freehold**





THIS IS AN INDIVIDUAL TWO DOUBLE BEDROOM DETACHED HOME LOCATED IN THE HEART OF THIS MOST SOUGHT AFTER RESIDENTIAL AREA.

Being located on Kensington Close, this individual two double bedroom detached property has over recent months undergone an upgrade programme but provides the opportunity for a new owner to stamp their own mark on certain parts of the house. The property is well placed for all the local amenities and facilities provided by Toton and the surrounding area and to excellent transport links, all of which have helped to make this a very popular and convenient place to live and for the layout of the accommodation and privacy of the recently landscaped garden to be appreciated, we strongly recommend a full inspection so interested parties can see the full extent of the accommodation for themselves.

The property stands back from the road with a newly created Presscrete style parking area at the front and the well proportioned accommodation derives all the benefits from having gas central heating and double glazing. Being entered through an enclosed porch, the accommodation includes a reception hall which has Karndean style flooring that extends through into the newly fitted kitchen which has Wren forest green coloured units and onyx work surfaces, there is a large lounge/living room which includes a dining area and at the rear there is a box bay window looking out onto the rear garden and a door taking you to a porch at the rear of the house. To the first floor the landing leads to the two double bedrooms, with the main bedroom originally two rooms which have been recently combined to make one large master bedroom. Outside there is a double garage positioned in a courtyard at the rear of the house, the front garden has been changed into off road parking and at the rear the Southerly facing garden has been landscaped with a patio leading onto a newly laid lawn with the garden being kept private by having fencing to the boundaries.

The property is within easy reach of the Tesco superstore on Swiney Way with more shopping facilities being found in the nearby towns of Long Eaton and Beeston and at the Chilwell retail parks where there is an M&S food store, Next, TK Maxx and several coffee eateries, there are healthcare and sports facilities which include several local golf courses, walks at Toton Fields and the picturesque Attenborough Nature Reserve, there are the excellent schools for all ages which has been one of the main reasons why people have wanted to move to Toton over the past couple of decades and the transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Beeston and East Midlands Parkway and the A52 and other main roads providing good access to Nottingham, Derby and other East Midlands towns and cities.





### Porch

Enclosed porch having a double glazed door with a matching side panel, double glazed window to the side and a Georgian glazed inner door leading to:

### Reception Hall

Stairs with hand rail and cupboard under leading to the first floor, radiator, Karndean style flooring which extends through into the kitchen and the electric meter and the electric consumer unit are housed in a fitted cupboard.

### Lounge/Sitting Room

16'4 plus bay x 12'10 approx (4.98m plus bay x 3.91m approx)  
Double glazed box bay window to the rear, marble effect Minton style fire surround with a hearth, arched recess with glazed shelves to one wall, two radiators, cornice to the wall and ceiling and a Georgian glazed door leading into:

### Rear Porch

Having a double glazed door with double glazed windows to either side leading out to the rear garden.

### Kitchen

15'5 x 6'4 approx (4.70m x 1.93m approx)  
The kitchen has been exclusively re-fitted with Wren units having forest green finished door and drawer fronts and quartz work surfaces and includes a 1½ bowl sink with a pre-wash mixer tap set and a five ring gas hob set in a work surface which extends to three sides having cupboards, wide drawers and space for an automatic washing machine below, Bosch oven with cupboards above and below, pull out racked pantry storage unit, wine rack, space for an upright fridge/freezer, matching eye level wall cupboards with a hood and mirrored back plate to the wall by the cooking area, double glazed window to the front, tiling to the walls by the sink area and recessed lighting to the ceiling.

### First Floor Landing

The balustrade continues from the stairs onto to the landing, hatch to loft and a Baxi gas boiler is housed in a built-in airing/storage cupboard with there being a further built-in cupboard over the bulk head of the stairs.

### Bedroom 1

14' to 11' x 12'9 max (4.27m to 3.35m x 3.89m max)  
The main bedroom extends across the rear of the property and this was created by combining two of the original three bedrooms with there being two double glazed window to the rear and a radiator.

### Bedroom 2

12'7 x 7'4 to 6'5 approx (3.84m x 2.24m to 1.96m approx)  
The second bedroom has a double glazed window with a fitted vertical blind to the front, radiator and a double built-in wardrobe providing hanging space and shelving.

### Bathroom

The bathroom is in need of updating and currently has a coloured suite including a panelled bath with mixer tap and Triton electric shower over with there being a laundry/storage cupboard at the end of the bath with shelving and a cupboard above, low flush w.c. and pedestal wash hand basin with a mirror fronted cabinet to the wall above, ladder towel radiator and opaque double glazed window.

### Outside

At the front of the property there is a newly created pattern imprinted concrete driveway which provides off road parking and there is access to the rear garden via a gate off the drive which runs along the side of the property.

At the rear there is a patio leading onto a newly laid lawn with the garden being kept private by having fencing to the boundaries.

### Garage

There is a double brick garage positioned off the courtyard at the rear of the property which has two up and over doors at the front.

### Directions

Proceed out of Long Eaton along the main Nottingham Road turning left at the garage into High Road. Proceed a short distance along High Road taking the right turning into Kensington Close. 8330AMMP

### Council Tax

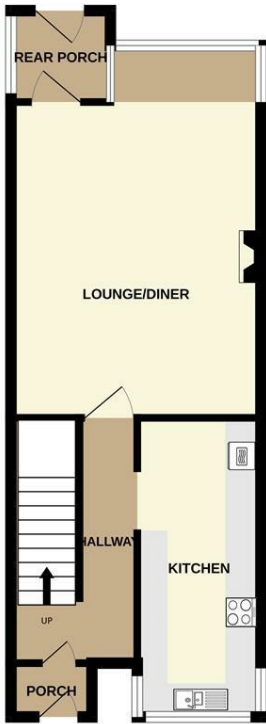
Broxtowe Borough Council Band B

### Additional Information

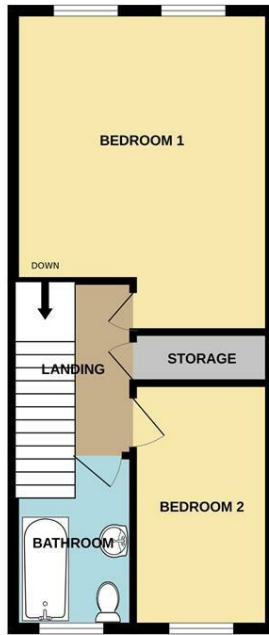
Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky, Virgin  
Broadband Speed - Standard 9mbps Superfast 77mbps  
Phone Signal – 02, EE, Three, Vodafone  
Sewage – Mains supply  
Flood Risk – No, surface water low  
Flood Defenses – No  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No



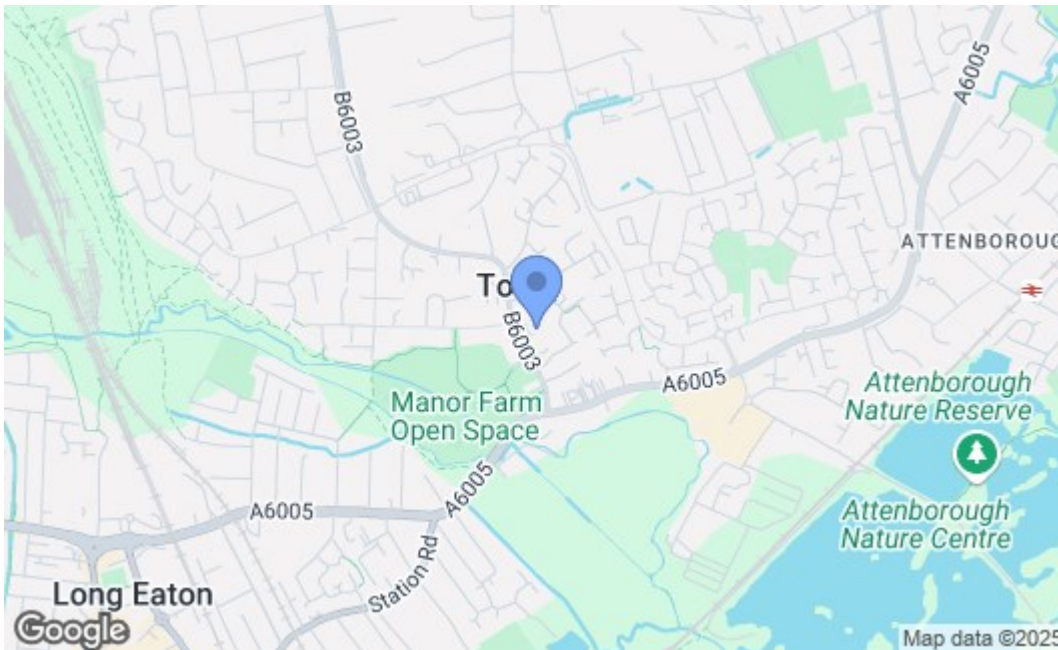
GROUND FLOOR  
445 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 867 sq.ft. (80.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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