



## 8 Erewash Grove, Toton, Nottingham, NG9 6EZ

£1,300 PCM

- 3 Bedrooms
- Medium Sized Garden
- Sorry, No Smokers
- Unfurnished Property
- Toton
- Driveway Parking Available
- Sorry, No Pets Allowed
- Children Welcome
- Detached House

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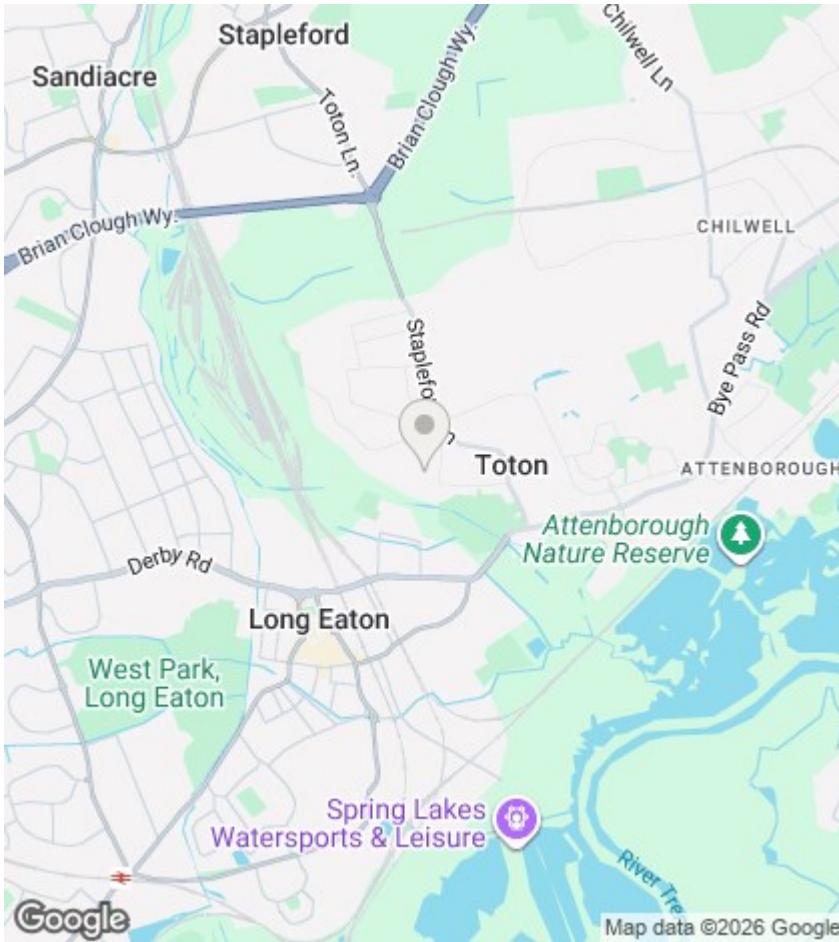
Robert Ellis are pleased to offer this, **\*\*EXTENDED\*\* \*\*THREE BEDROOM\*\* \*\*DETACHED\*\*** family home, situated on a quiet cul-de-sac location, in the sought-after area of **\*\*TOTON\*\***. Located close to local amenities, shops and schools make this property the perfect family home, having GFCH, large living space and driveway parking with garage, this is a must-see property. Close to local transport links to both Nottingham and Derby. **ENTRANCE HALLWAY** - Having uPVC double glazed entrance door, fitted carpet to hallway and stairs, with double radiator, large under stair storage space and doors off to both kitchen. **LOUNGE** - Having uPVC double glazed bay window to the front elevation, fitted carpet, radiator and double-glazed patio doors leading to rear garden / patio area. **KITCHEN** - With entrance door from hallway leading to large kitchen, having double glazed window to rear elevation, tile effect laminate flooring, beech wood wall and base units (with space for dishwasher), grey roll edged work surface with inset sink and drainer unit, chrome electric oven and four ring electric hob with extractor over. **UTILITY** - Having double glazed door and window to the rear of the property. **BEDROOM 1** - Having uPVC double glazed window to the front elevation with radiator under, fitted carpet and fitted wardrobes. **BEDROOM 2** - Having uPVC double glazed window to the rear elevation with radiator under, fitted carpet. **BEDROOM 3** - Having uPVC double glazed window to front elevation, radiator and fitted carpet. **BATHROOM** - Large bathroom space having uPVC double glazed windows to the rear and side elevations, radiator, modern white three-piece suite with panel bath, shower and glass shower screen, low flush W.C. and pedestal sink. Available start of May 2026



Council Tax Band:







## Directions

## Viewings

Viewings by arrangement only. Call 0115 9466946 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	