



Knights Close,  
Toton, Nottingham  
NG9 6PS

**£240,000 Freehold**

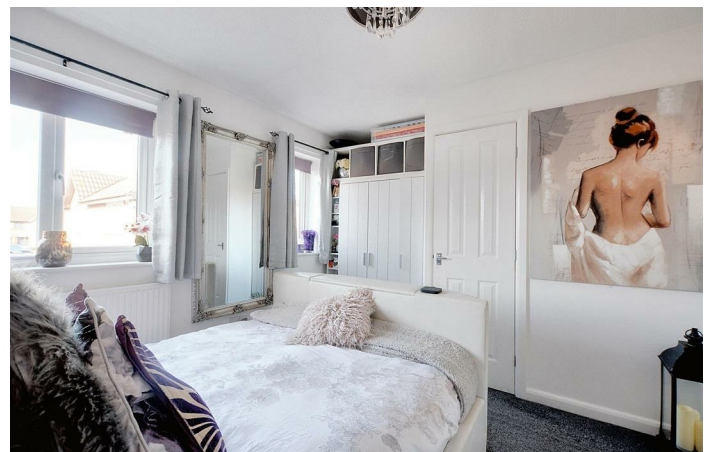


Robert Ellis are delighted to bring to the market this semi detached house located on a cul-de-sac, Knights Close in Toton. Tucked away in a corner, this property offers a larger than average plot with parking for two cars, in addition to a large side garden, whilst also offering a secure rear garden.

Internally there is a hall which offers stairs to the first floor and door to the lounge with built-in under stairs storage and also leads to the kitchen diner. The kitchen diner boasts a great space to prepare, cook and dine whilst overlooking the rear garden. To the first floor there are two double bedrooms, the master offering a built-in storage cupboard and bathroom which a three piece suite.

Outside there is off road parking with great outside space, to the rear a patio area and low maintenance garden, whilst also offering a large lawned side garden.

Situated within the popular area of Toton, close to a wide range of local schools, supermarkets and retail parks, the property falls within the desirable secondary catchment area for George Spencer Academy and there are fantastic transport links available including the nearby tram stop, bus stops and easy access to major road links such as the A52, M1 and A50.



### Entrance Hall

Double glazed door to the front, double glazed window to the side, door to lounge, radiator and stairs to the first floor.

### Lounge

13'11 x 9'10 max approx (3.99m x 3.00m max approx)

Double glazed window to the front, radiator, storage cupboard and open to:

### Kitchen

12'11 x 9'5 approx (3.94m x 2.87m approx)

Double glazed window to the rear, double glazed sliding patio doors to the rear, tiled flooring, matching wall and base units with work surfaces over, inset sink and drainer, part tiled walls, radiator, integrated electric oven, four ring induction hob and extractor hood over, wall mounted boiler, part tiled walls.

### First Floor Landing

Double glazed window to the side, access hatch to the loft which is partly boarded and doors to:

### Bedroom 1

14'10 x 13'11 approx (4.52m x 4.24m approx)

Two double glazed windows to the front, radiator and built-in storage cupboard.

### Bedroom 2

12'4 x 7'1 approx (3.76m x 2.16m approx)

Double glazed window to the rear and a radiator.

### Bathroom

Double glazed window to the rear, low flush w.c., wash hand basin, panelled bath with wall mounted electric shower over, radiator, part tiled walls, linoleum flooring and extractor fan.

### Outside

To the front there is off road parking for a couple of vehicles with a pathway leading to the front door,

side garden which is laid to lawn and provides access to the rear garden which has a gate and fence. To the rear there is a patio area, enclosed with panel fencing and artificial lawn.

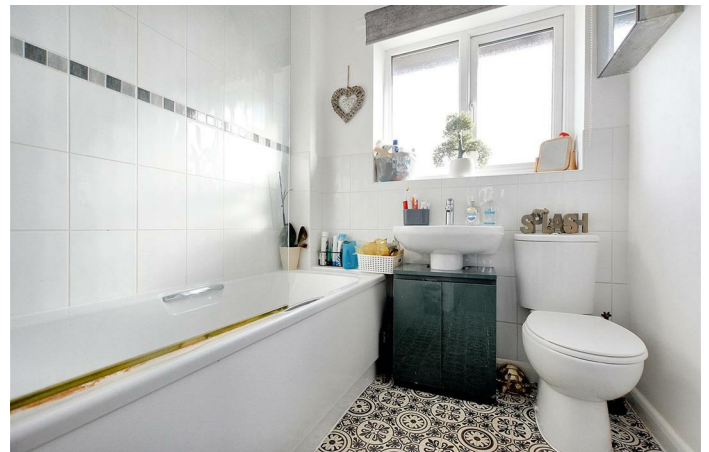
### Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights with The Manor Public House turn left onto High Road and take the left turning onto St Georges Drive and onto Knights Close.

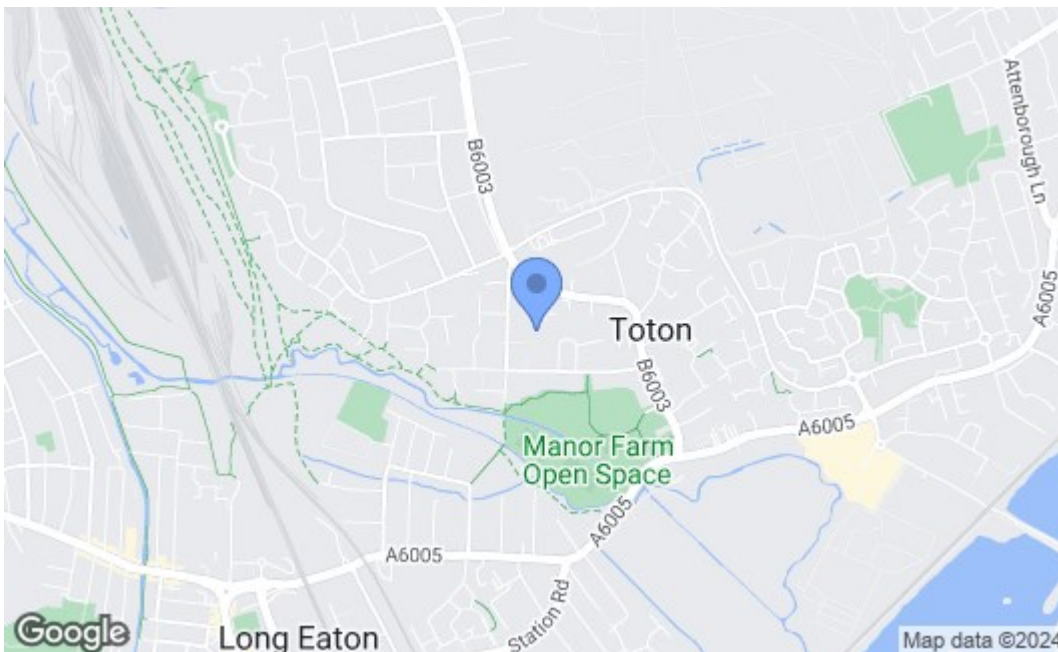
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### Council Tax

Broxtowe Borough Council Band B



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		67	
(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	

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.