



**Kirkham Drive  
Toton, Nottingham NG9 6HG**

A Three Bedroom Detached House with the Benefit of Chain Free Vacant Possession.

**Offers In Excess Of**  
£200,000

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A three bedroom detached property with a spacious driveway, detached garage and enclosed front and rear gardens being offered to the market with the benefit of no upward chain.

An ideal opportunity for a wide range of potential purchasers including first time buyers, young professionals and families, or anyone looking to relocate to this popular residential location.

Situated within desirable school catchment areas for both primary and secondary schools. The property is within easy reach of the Tesco superstore on Swiney Way with many other shopping facilities being found in the nearby towns of Beeston and Long Eaton and also at the Chilwell Retail Park.

There are excellent transport links locally including J25 of the M1, East Midlands Airport, stations at Long Eaton, Attenborough, 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.

In brief, the internal accommodation comprises: Entrance hall, living room, dining room and kitchen to the ground floor. Rising to the first floor are three well proportioned bedrooms and a family bathroom.

To the front of the property there is a paved driveway providing parking for multiple vehicles leading to a detached garage with power and a primarily lawned garden with fenced boundaries. To the rear is a paved seating area with lawned space, mature shrubs and a shed.

With the benefit of double glazing and gas central heating throughout, this property is well worthy of an early internal viewing.



### Entrance Hallway

A double glazed door leads through to a spacious entrance hall with carpeted flooring and a radiator.

### Living Room

11'6" x 18'0" (3.507 x 5.495)

A large carpeted room with radiator, gas fire and UPVC double glazed bay window to the front aspect.

### Dining Room

9'11" x 8'0" (3.044 x 2.460)

Carpeted Room with radiator and UPVC double glazed window to the rear aspect.

### Kitchen

7'11" x 7'11" (2.424 x 2.426)

With a range of wall, base and drawer units, inset sink with drainer. Space and fittings for freestanding gas oven, fridge, freezer and washing machine. UPVC double glazed windows to both the rear and side aspects and door to the side passage. Access to the pantry cupboard.

### First Floor Landing

With access to the loft hatch and UPVC double glazed window to the side aspect.

### Bedroom One

11'6" x 13'2" (3.506 x 4.038)

Carpeted room with radiator and UPVC double glazed bay window to the front aspect.

### Bedroom Two

11'5" x 12'2" (3.501 x 3.731)

Carpeted room with radiator and UPVC double glazed window to the rear aspect.

### Bedroom Three

8'0" x 7'11" (2.439 x 2.418)

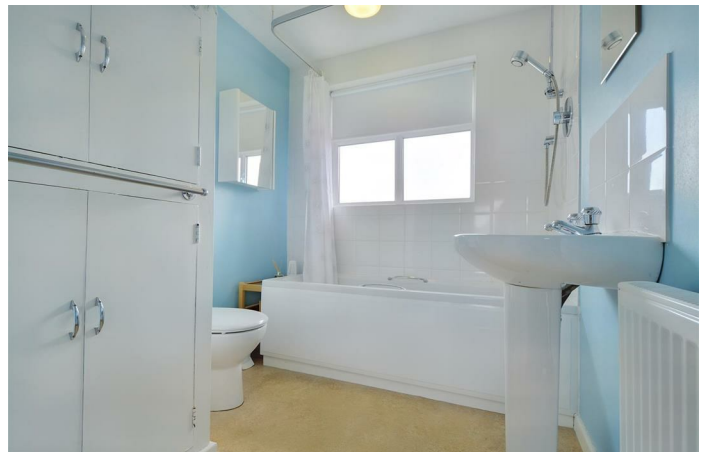
Carpeted room with radiator and UPVC double glazed window to the rear aspect.

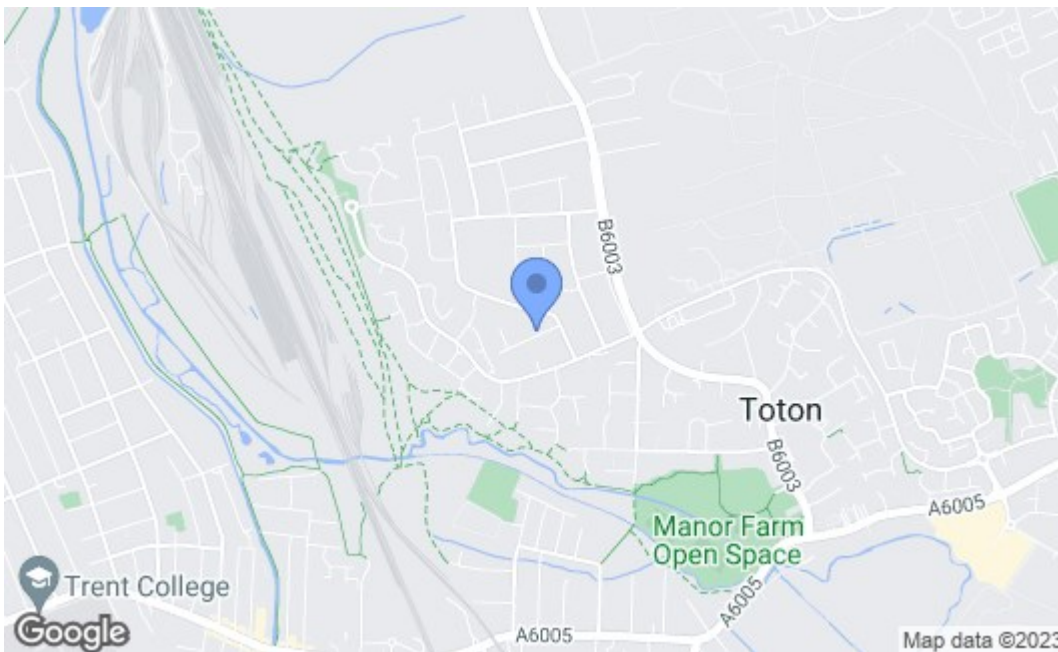
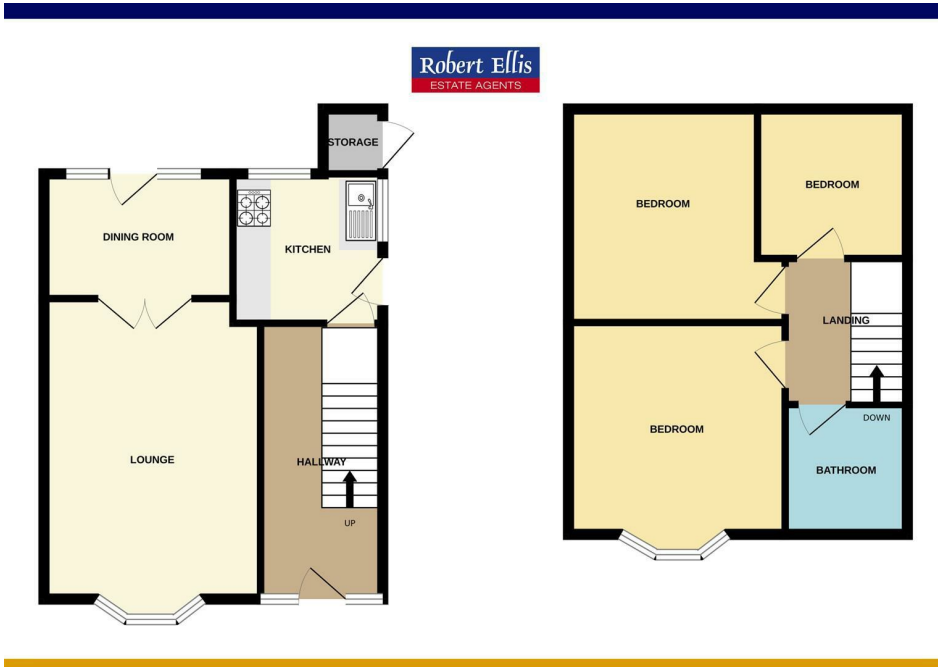
### Bathroom

Incorporating a three piece suite comprising bath with shower above, wash hand basin and WC. Access to storage cupboard housing the boiler.

### Outside

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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		59	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.