



R
&L

11a Priory Avenue

Tollerton | NG12 4EE | Offers Over £615,000

**ROYSTON
& LUND**

- **OFFERS OVER £615,000**
- Open Plan Living
- Very Well Presented
- Catchment Area for Highly Sought After Schools
- EPC Rating - C
- Three Bedrooms
- Integrated Kitchen Appliances
- Ample Off Street Parking
- Downstairs WC
- Freehold Council Tax Band - E





****EXCELLENT PLOT** - OFFERS OVER £615,000**

****STUNNING REAR EXTENSION OPENING ON TO LARGE THE SOUTH FACING REAR GARDEN****

Royston and Lund are delighted to bring to the market this three bedroom detached property situated in the highly sought after village of Tollerton. With amenities close by and as well as being in the catchment area for well regarded schools along with excellent transport links this property would be a great fit for a growing family or a buy to let.

Interior accommodation comprises of a generous sized living room with a large rear aspect facing sliding doors letting in lots of natural light and providing access to the rear patio and garden area. The kitchen/dining room is open plan with large Skylight window along with impressive sliding doors to the rear garden providing an excellent family room. The Kitchen diner has a breakfast bar/island along with sleek worktops as well as having integrated appliances such as a rangemaster oven, hob and extractor fan as well as built in microwaves. The ground floor also boasts of a downstairs study along with WC, a utility room as well as storage space to the side aspect.

To the first floor there are three well proportioned double bedrooms, all three bedrooms have the benefit of built in wardrobes and all share a stylish three piece suite bathroom consisting of a bath with shower overhead along with WC and wash basin.

Facing the property the house is set back from the street due to its beneficial of a large driveway, there is also a single garage for added convenience. To the rear of the property there is a generous size garden that starts with a patio area perfect for summer seating that steps down onto a lawn which contains mature trees and shrubbery which is aligned by fenced borders.





EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	79
(55-68) D			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 124.6 sq. metres (1341.7 sq. feet)



First Floor

Approx. 51.6 sq. metres (555.9 sq. feet)



Total area: approx. 176.3 sq. metres (1897.6 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

ROYSTON & LUND