



32 Medina Drive

Tollerton | NG12 4EP | Guide Price £300,000 - £315,000

ROYSTON
& LUND

- Three Bedroom Semi Detached
- Opportunity To Put Your Own Stamp On Things
- Built In Wardrobes
- Close By To Numerous Amenities
- EPC Rating - C
- Ample Off Street Parking
- Downstairs WC
- Countryside Views To The Rear
- Excellent Transport Links
- Freehold - Council Tax Band - C





GUIDE PRICE £300,000 - £310,000

****NO UPWARD CHAIN****

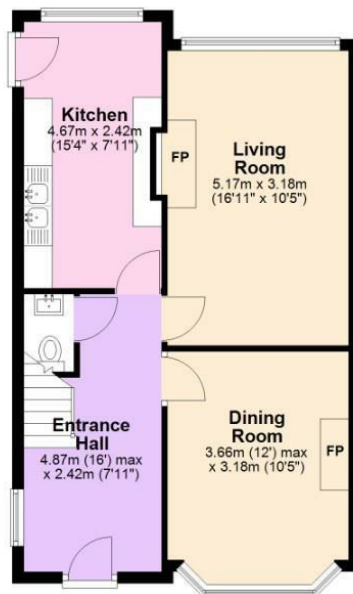
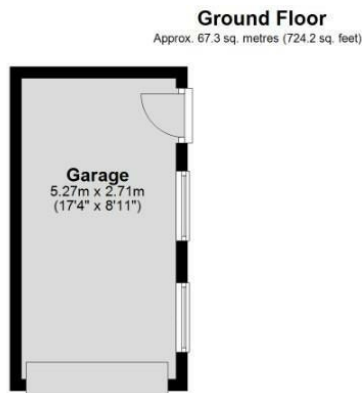
Royston and Lund are delighted to bring to the market this three bedroom semi detached property located in the desirable village of Tollerton. Tollerton is home to amenities such as a well regarded primary school, award winning pub/restaurant, post office and local petrol station and shop to mention just a few. Not to mention excellent transport links via A52 and A606. This property would be a perfect fit for a growing family or for buyers wanting to put there own stamp on things.

Ground floor accomodation comprises of an entrance hall that leads you into the main reception rooms, kitchen, downstairs WC and stairs to the first floor. The living room is a generous size and boasts a fireplace and large rear aspect window overlooking the patioed and lawned garden furthermore overlooking the countryside. The dining room is ample in size with with more than enough room for family and friends whilst incorporating a further fireplace and bay window flooding the space with natural light. The sizeable galley kitchen has base and wall units and has more than enough room to fit freestanding appliances whilst also granting access to the side and rear of the property through the back door. The ground floor is completed with a downstairs WC located under the stairs.

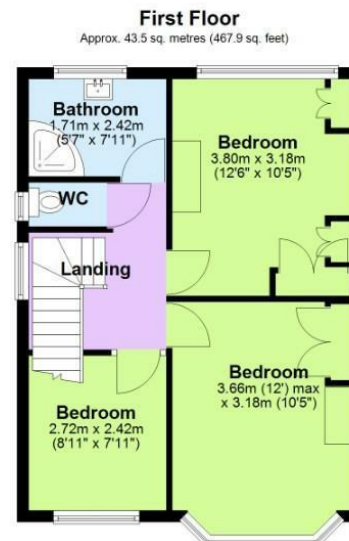
To the first floor there are three well proportioned double bedrooms. The principle bedroom and bedroom two both benefiting from built in wardrobes. The third bedroom is a further double situated over the stairs. All bedrooms share a shower room with wash basin and separate WC.

Facing the property there is ample off street parking via a double driveway which leads down to a single garage with electric roller door. To the rear of the property the rear garden is immaculately kept with patio areas, pathways and lawn space which stretches back and overlooks countryside to the rear aspect. The rear garden as a whole is aligned with fenced borders.





Total area: approx. 110.8 sq. metres (1192.1 sq. feet)



EPC

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		
	69	79
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		

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**