

9 Lenton Avenue

Tollerton | NG12 4EG | £475,000

ROYSTON & LUND

- Proudly Presented By Royston And Lund
- Generous Plot Size
- Well Presented Throughout
- Close By To Numerous Amenities
- EPC Rating - TBC
- Three Bedroom Detached Bungalow
- Ample Off Street Parking Via A Driveway And Single Garage
- Desirable Village Location
- Excellent Transport Links
- Freehold - Council Tax Band - D

















A fantastic three-bedroom detached bungalow occupying a generous corner plot, with spacious gardens to both the front and rear, situated in the desirable village of Tollerton.

Positioned within walking distance of the award-winning Air Hostess pub and restaurant, Tollerton Park and the Keyworth Connection bus stop, the property also benefits from excellent transport links to surrounding villages and Nottingham City Centre.

Offering spacious accommodation throughout, this home would make an ideal purchase for those looking to downsize whilst retaining generous living space and outdoor areas.

Upon entering the property, you are welcomed by an initial porch leading into the main hallway, which provides access to all three bedrooms, the family bathroom and the main reception room. The principal bedroom and second bedroom are both well-proportioned doubles, featuring built-in wardrobes and large bay windows overlooking the front elevation, allowing plenty of natural light to fill the rooms. The third bedroom is a spacious single, ideal for use as a guest bedroom or home office. All three bedrooms are served by a three-piece family bathroom comprising a bath with shower overhead, wash basin and WC.

Positioned to the rear of the property is the heart of the home, a spacious living room featuring a bay window and sliding doors opening directly onto the rear garden. Bi-fold doors connect the living room to the separate dining room, creating a wonderful open-plan feel when opened, whilst still offering the flexibility of two individual reception spaces. The kitchen is fitted with a range of base and wall-mounted units, providing ample worktop and storage space alongside room for freestanding appliances. A side door leads into a useful pantry, whilst a conservatory to the rear provides additional versatile living space, complete with a WC and access to the rear garden.

Ground Floor

Approx. 123.2 sq. metres (1326.2 sq. feet)



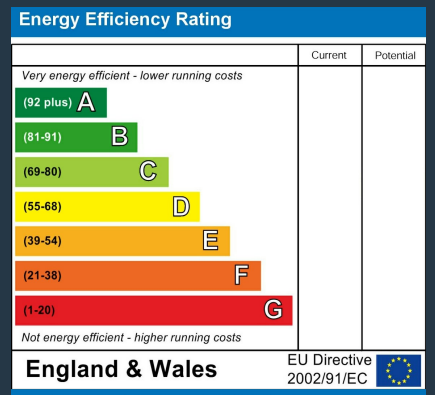
Total area: approx. 123.2 sq. metres (1326.2 sq. feet)

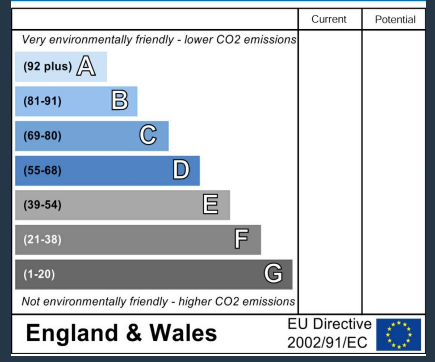
The Property Ombudsman

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THE GUILD PROPERTY PROFESSIONALS

EPC





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