



36 Bentinck Avenue

Tollerton | NG12 4ED | £399,500

ROYSTON  
& LUND



- Three Bedrooms
- Ample Off Street Parking
- Opportunity To Put Your Own Stamp On Things
- Built In Wardrobes
- Catchment Area For Well Regarded Schools
- Close By To Numerous Amenities
- Excellent Transport Links
- Double Tandem Garage
- EPC Rating - D
- Freehold - Council Tax Band - D







A three bedroom DETACHED property located in the desirable village of Tollerton with a FANTASTIC REAR GARDEN. Tollerton is a fantastic area being in the catchment area for well regarded schools, being home to a award winning pub/restaurant and having excellent transport links into West Bridgford and the city centre.

Interior accommodation comprises of a generous size living room with a front aspect bay window flooding the room with natural light. The second reception room is also a great size with more than enough room for family and friends which in turn lends itself to a conservatory space/sun room to the rear aspect, which furthermore grants you access to the rear garden. The kitchen is an ample size with plenty of room for freestanding appliances, also granting you access to the rear garden via a back door. The ground floor additionally has the convenience of a pantry space that sits under the stairs.

To the first floor there are three well proportioned bedrooms, The two double bedrooms benefitting from built in wardrobes. The third bedroom is a box room single over the stairs. All three bedrooms share a bathroom consisting of a bath with a shower overhead along with a wash basin and separate WC.

Facing the property there is ample off street parking via a double tandem driveway, leading down to a further double tandem garage. To the rear of the property there is a generous size long garden with patio space to start leading onto a lawn area which consists of pond areas leading to a greenhouse and a further storage shed to the rear aspect. The garden itself is enclosed by fenced borders.

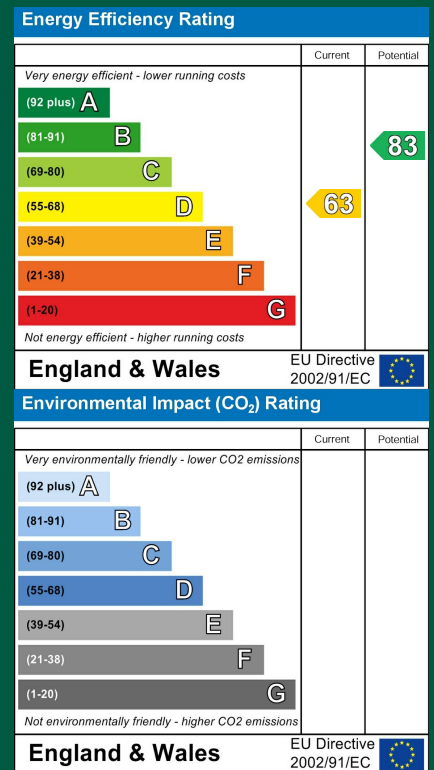


Total area: approx. 119.6 sq. metres (1287.7 sq. feet)

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**EPC**



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