



12 Tollerton Lane

Tollerton | NG12 4FQ | Guide Price £365,000

ROYSTON
& LUND

- Three Bedrooms
- Ample Off Street Parking
- Extended Kitchen Dining Room
- Log Burner
- Downstairs WC
- Integrated Appliances
- Close By To Numerous Amenities
- Excellent Transport Links
- EPC Rating - C
- Freehold - Council Tax Band - C





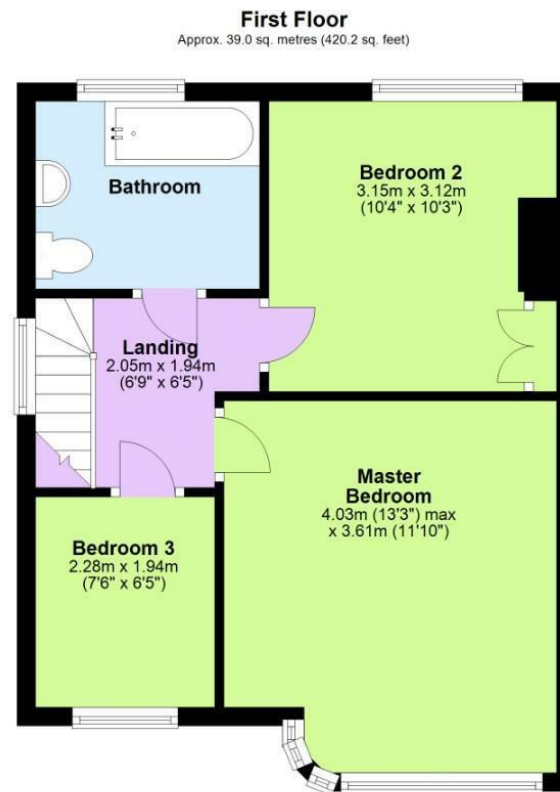
Royston and Lund are delighted to bring to the market this three bedroom semi detached property located in the desirable village of Tollerton. Tollerton is home to an award winning pub/restaurant as well as a highly regarded primary school along with having excellent transport links into West Bridgford and the City Centre and being in the catchment area for well regarded preschool, primary and secondary schools. This property would be an excellent fit for a growing family.

Ground floor accommodation comprises of an entrance hallway which lends itself to the two reception rooms and stairs to the first floor. The living room is an ample size with a large front aspect bay window flooding the room with natural light pieced together with a log burner for those winter months. The kitchen dining room is a great size with integrated appliances such as an eye level oven, hob and extractor fan with room to add further freestanding, the space has been generously extended and opens up into the rear garden via bifold doors. The ground floor further boasts of an under stair WC.

To the first floor there are three well proportioned bedrooms. The main double bedroom positioned to the front aspect and having a bay window. The second bedroom has the benefit of some built in storage space. The third bedroom is an over stair single. All bedrooms share a three piece suite consisting of a bath with shower overhead along with a wash basin and WC.

Facing the property there is ample off street parking via a spacious double driveway. To the rear of the property there is decking to start with, providing seating for family and friends - perfect for summer BBQs. Stepping down onto a lawn space that in turn leads to a further versatile seating area which is ideal for relaxation, family gatherings, and/or dining activities. The rear aspect of the garden leads onto farmers fields creating a country side view.





Total area: approx. 90.0 sq. metres (968.7 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		
	70	80

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) 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



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& LUND**