

SUPERIOR HOMES

ROYSTON & LUND



R & L

4 Lenton Avenue

Tollerton | NG12 4EG

Guide Price £675,000

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A spacious six bedroom family home on a generous plot in Tollerton. The property benefits from versatile living accommodation over three storeys, a large garden to the rear and ample off street parking with a driveway and garage.

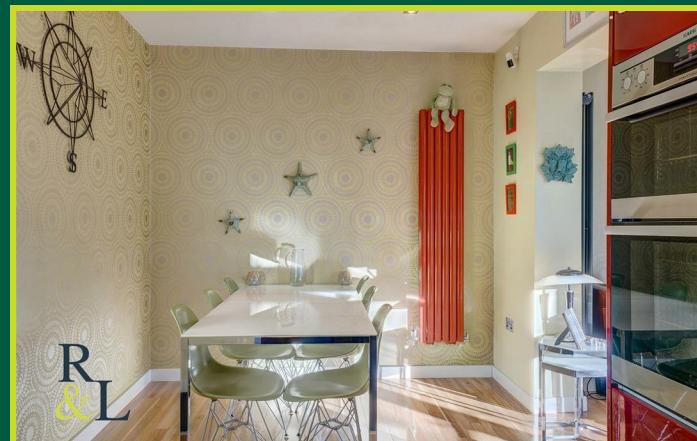
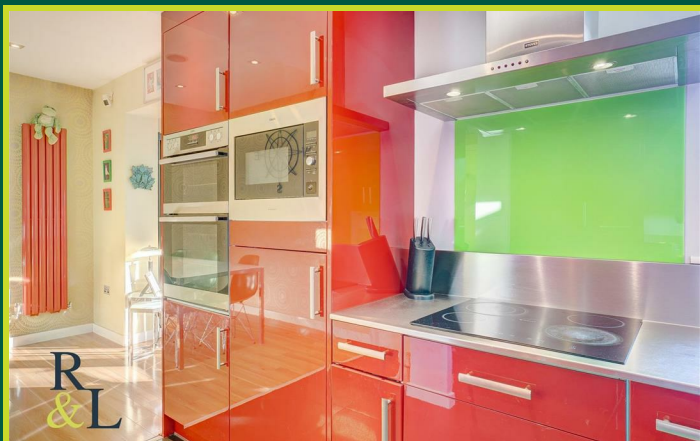
Entering through the porch and into the hallway that benefits from built in storage and a WC, we have access into the lounge, dining room, kitchen and stairs to the first floor. The bay fronted dining room has an opening into the lounge with a sunny garden room at the rear. The Kitchen is fully integrated and benefits from stainless steel worktops, a dining area and an opening into the family room. To the first floor there are four well proportioned bedrooms, a family bathroom consisting of a bath with shower overhead, WC and wash basin, as well as a further separate shower room. Finally to the second floor are two further bedrooms and a shower room.

To the front of the property there is a large driveway, a garage with electric door and secure gated access down the side. To the rear there is a landscaped garden with a patio that runs the width of the property and a large lawn that enjoys an east facing aspect.





- Guide Price £695,000 to £730,000
- Six bedroom detached
- Spacious living accomadation
- Kitchen / diner with family area
- Large garage with utility area
- Generous plot with off street parking
- Easy access for A52 and A46
- Freehold
- EPC rating D
- Council tax band F





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Tollerton village lies just three miles South of Nottingham City Centre. This very desirable and sought after location offers rural surroundings yet is close to a variety of facilities including a primary school, local Inn and public transport services.

Tollerton is within easy access of all major road networks, East Midlands Airport, East Midlands Parkway Railway Station and Nottingham City Centre.



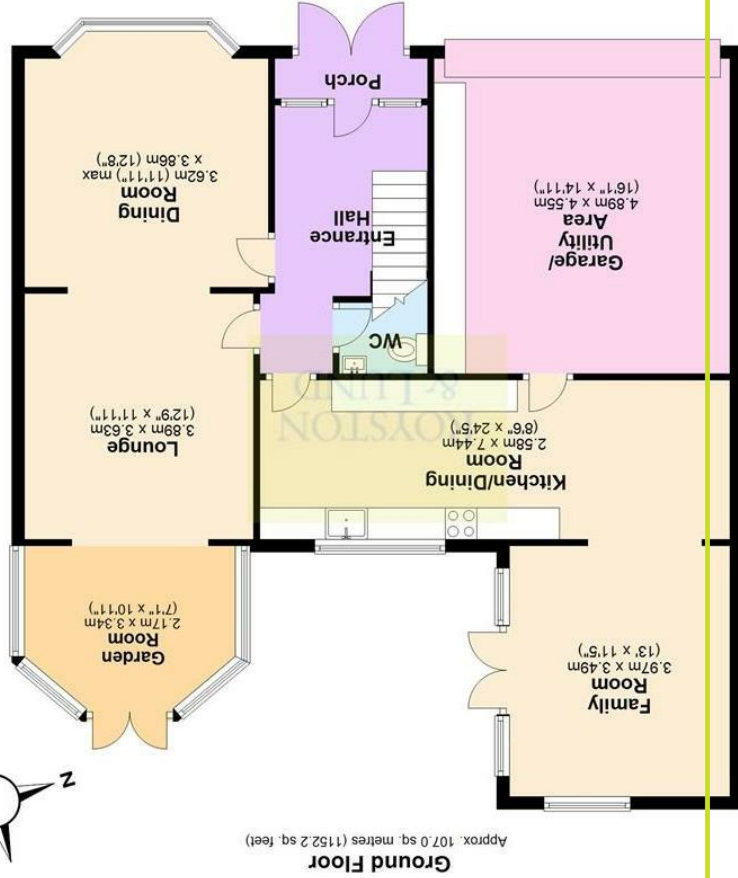
West Bridgford Centre can be found close by, offering a range of shops from the independent butcher, baker, grocer, and fishmonger, to the Marks and Spencer Simply Food store, and also benefits from its weekly Farmers Market along Central Avenue which is also very popular. It is home to a host of bars and restaurants, coffee shops and deli's. Close by there is also the National Waters Sports centre and two of the oldest rowing clubs in the county on the River Trent. Trent Bridge Cricket Ground is home to Test cricket.



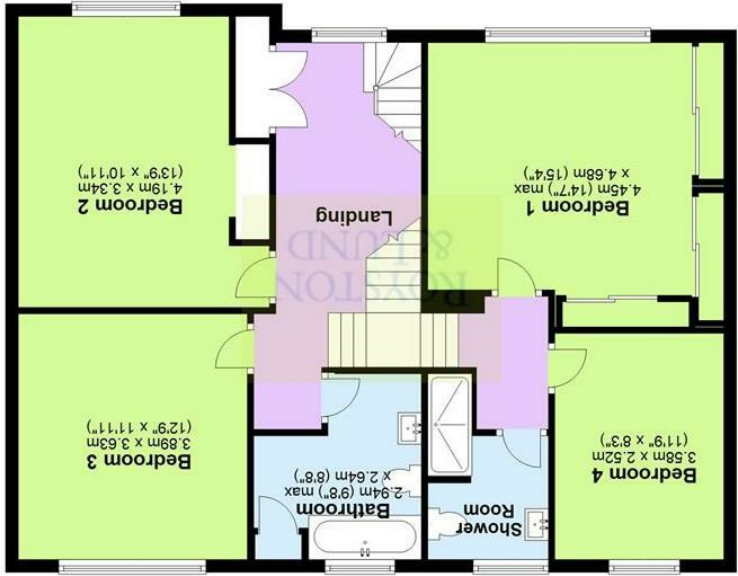
Nottingham also has two of the world ranking Universities and the National Ice Arena. Royal Concert Hall, Theatre Royal and Nottingham Playhouse, and a huge range of restaurants.

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.

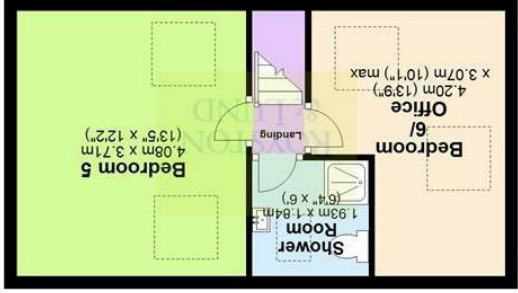
Total area: approx. 231.3 sq. metres (2489.2 sq. feet)



First Floor
Approx. 91.8 sq. metres (988.4 sq. feet)



Second Floor
Approx. 32.4 sq. metres (348.6 sq. feet)



England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	Potential

England & Wales	
EU Directive	2002/91/EC
Very environmentally friendly - lower CO2 emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO2 emissions	(1-20) G
Current	Potential

