Superior Homes

Royston & Lund

15 Medina Drive

Tollerton | NG12 4EQ

£425,000

Guide Price Range £425,000 - £445,000

Having a TWO STOREY EXTENSION and additional SINGLE STOREY REAR EXTENSION creating a spacious three-bedroom semi-detached property, offering generous living space and practical features throughout.

Walking through the hallway, you're immediately drawn to the heart of the home: a spacious, integrated kitchen-diner complete with a gas hob, dishwasher, and fridge. French doors that open out to the garden, fill the open-plan area with soft natural light.

The kitchen-diner connects seamlessly to a welcoming living room, featuring a log burner fireplace and a bay window. Connecting to the other side of the kitchen-diner, a useful utility area provides access to an extensive play (rear) room area with additional French doors, as well as direct entry to the garage. Conveniently located under the stairs in the hallway is a ground-floor WC.

Upstairs, the principal bedroom has been extended creating a spacious main bedroom, while a bedroom to the front enjoys the character of another bay window. The family bathroom is designed as a functional wet room with a separate shower and bath.

Outside, the rear garden combines stone slabbing, lawn, and bordered planting to create a versatile outdoor space. To the front, a generous driveway comprised of gravel and paving provides off-road parking for up to four vehicles whilst further well maintained plants provide privacy.

- Guide Price Range £425,000 - £445,000
- Extended Three Bedroom Semi-Detached
- Extended Open-Plan Integrated Kitchen-Diner
- Large Utility Space, Wet Room, Ground Floor WC
- Extended Extensive Play Room Area
- Living Room with Log Burner and Bay Window
- Main Bedroom having been Extended
- Attached Garage & Driveway
- EPC Rating - C
- Council Tax Band - C / Freehold

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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; The village has its own primary school, Tollerton Primary School. The village has parks, play areas, sports facilities and green spaces for walks.
For food, the local pub, The Air Hostess, is an award winning community pub known for its welcoming atmosphere and homemade pub classics. There's The Chard a Chinese restaurant post office/local convenience store for everyday needs, pet shop, art gallery, hair dressers, petrol station/Waitrose

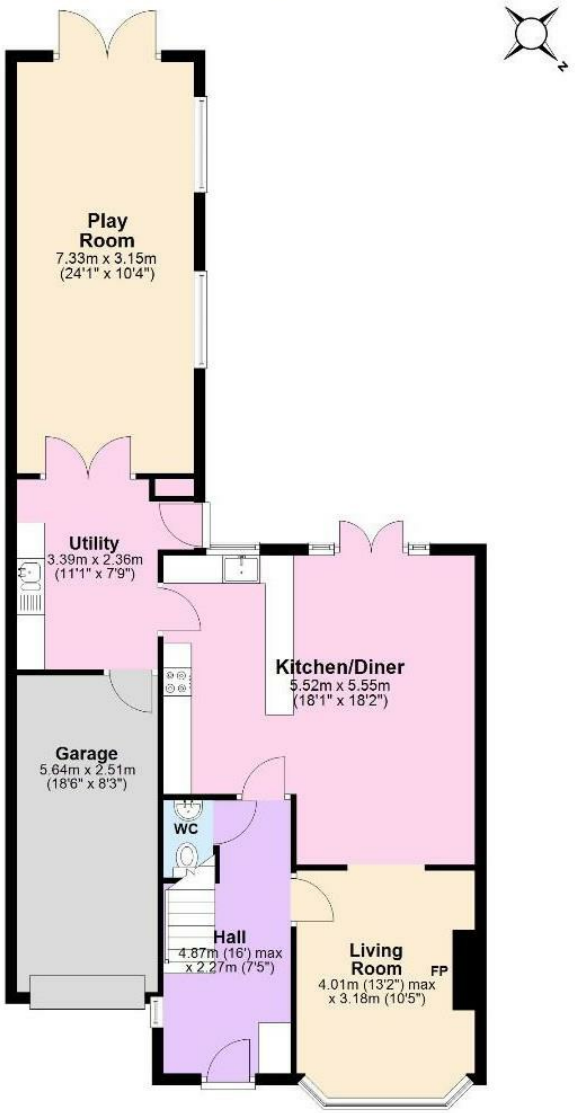
Tollerton is within easy access of all major road networks, East Midlands Airport, East Midlands Parkway Railway Station and Nottingham City Centre. Three are good public transport services - The Keyworth (Trent Barton bus company) with frequent pickups and access to Nottingham City Centre.

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.

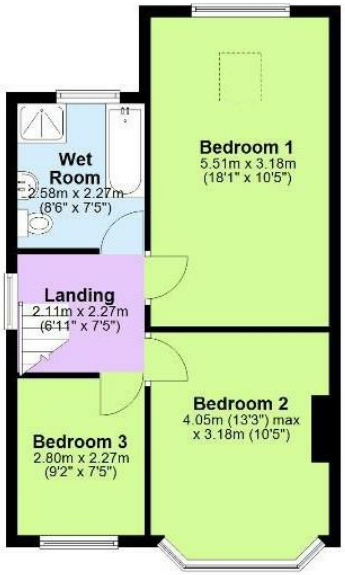
Ground Floor

Approx. 99.6 sq. metres (1072.1 sq. feet)



First Floor

Approx. 47.9 sq. metres (516.1 sq. feet)



Total area: approx. 147.5 sq. metres (1588.2 sq. feet)

The Property Ombudsman

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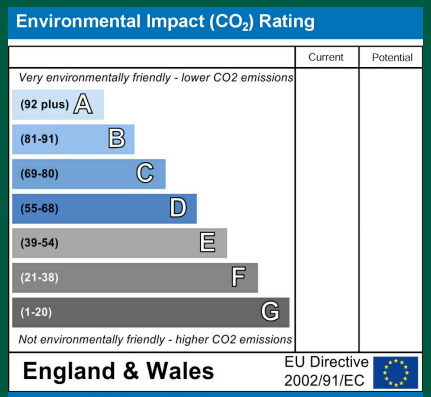

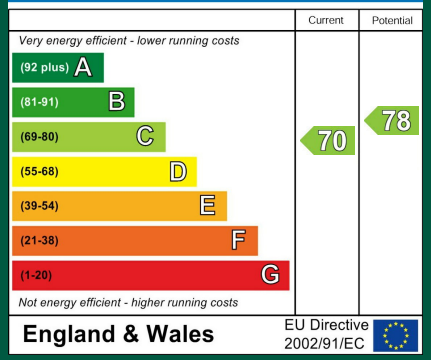

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ROYSTON & LUND