



124 Tollerton Lane,
Tollerton, NG12 4FR

124 Tollerton Lane, Tollerton, NG12 4FR

Hall Farm, has been beautifully restored over the years and provides immaculate living accommodation including; a reception hallway with inglenook fireplace and integral log burner, reception room/snug, inner hallway, cloakroom, open plan breakfast kitchen/family room, dining room, study, plus a cellar/utility room and games room/bar area to the ground floor, with five bedrooms (master with an en-suite bathroom) and a further two family bathrooms to the first floor.

Benefiting from gas central heating, double glazing throughout, plus an alarm and CCTV security system, the property enjoys period features and boasts an established rear garden which includes patio seating areas, with a covered hot tub/toilet and shower, plus further gardens to the front, and double garage and driveway providing off road parking for numerous vehicles.

Situated in the sought after village of Tollerton, the property is within easy reach of Nottingham City Centre, surrounding villages and the south wolds via main road routes and local transport links.

Viewing is highly recommended to appreciate this impressive home.

Guide Price £1,100,000



Directions

Tollerton Lane can be located off Melton Road (A606), Tollerton, Nottingham.

GROUND FLOOR ACCOMMODATION

Open Timber Porch

With tiling to floor, outside light, leading into:-

Wooden Entrance Door

With glazed side panel, giving access into:-

Reception Hallway

Karndean Oak Parquet flooring, an Inglenook fireplace with integral log burner, ceiling light point, wall lights, radiator, doors giving access to the breakfast kitchen/family room and the:-

Reception Room/Snug

Double glazed window to the front elevation, log burner, built-in display cabinets with storage beneath, built-in oak storage cupboard, radiator.

Inner Hallway

Parquet flooring, stairs rising to the first floor, wall lighting, radiator, under-stairs storage cupboard, doors giving access into the study, breakfast kitchen and the:-

Ground Floor Cloakroom

Fitted with a two piece suite comprising a low level flush w/c and wash hand basin. Double glazed window to the side elevation, Kardean Parquet flooring, heated towel rail.

Open Plan Breakfast Kitchen/Family Room

KITCHEN:- Fitted with a range of wall, drawer, display and base units with square edge work surfaces, inset sink unit with mixer tap and hot water dispenser, built-in MIELE fan assisted oven, built-in MIELE four ring induction hob, with an extractor hood over, integrated appliances include:- a dishwasher, PANASONIC microwave, steam oven, warming drawer and fridge freezer. Breakfast island includes:- inset sink with mixer tap, with further storage cupboards and drawers beneath, fish tank, double doors giving access into the games room.

FAMILY ROOM:- Radiator, door giving access into the study, open access into:-

Dining Room

Double glazed window to the front elevation, double glazed French doors opening out to the rear garden, Velux windows to the rear pitch, Karndean flooring, wall lights, stairs rising to the first floor.

Study

Double glazed window to the side elevation, two ceiling light points, radiator, door into:-

Cellar/Utility Room/Plant Room

Inset 'Belfast' sink, space and plumbing for a washing machine, hot water cylinder, wall mounted WORCESTER BOSCH central heating boiler, tiling to floor, windows to the side and front elevation.

Games Room/Bar Area

GAMES ROOM:- Karndean woodblock oak flooring, storage cupboard housing the utility meters, ceiling light point, stairs rising to the first floor, radiator, steps to the:-

BAR AREA:- Feature bar area with fridge, Kardean flooring with feature glass panel, showing sunken well.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Double glazed window to the side elevation, storage cupboards, doors giving access to two bedrooms and the family bathroom.

Bathroom

Fitted with a four piece suite comprising a freestanding bath with mixer tap shower attachment, a walk-in shower enclosure with a mains fed rain shower, a pedestal wash hand basin with mixer tap, and a low level flush w/c.

Feature glazed window to the rear elevation, original fireplace, fully tiled walls, Amtico flooring with under-floor heating, heated towel rail.

Master Bedroom

Double glazed window to the front elevation, loft access hatch (giving access to the loft space above), beams to ceiling, ceiling light point, wall lighting, walk-in wardrobe, storage cupboards, radiator, open access into:-





En-Suite Bathroom

Fitted with a four piece suite comprising a fully corian cloaked walk-in shower enclosure with rainfall shower, His & Hers wash hand basins, and a low level flush w.c,

Double glazed window to the front elevation, heated towel rail, Amtico deco-signature flooring, wall lighting, panelling to walls, ceiling light point, hidden door into:-

Bedroom Five

Two Double glazed windows to the side elevation, original fireplace, ceiling light point, radiator.

Split Landing

A feature stained glass window, doors giving access to three bedrooms and the family bathroom.

Bedroom Three

Two double glazed windows to the side and front elevation, Amtico flooring, original fireplace, ceiling light point, radiator.

Bedroom Four

Double glazed window to the front elevation, original fireplace, ceiling light point, radiator.

Bedroom Two

Double glazed window to the rear elevation, storage cupboards, Amtico flooring, ceiling light point, radiator.

Bathroom

Mosaic Hand Made Shell tiles fitted with a three piece suite comprising a shower enclosure with a mains fed rainfall shower, a wall mounted wash hand basin and a low level flush w/c. Amtico Signature Wood flooring.

Double glazed window to the rear elevation, ceiling spotlights, medicine cabinet, radiator.

OUTSIDE - FRONT

At the front of the property there is double bespoke wrought iron electric gates leading to the large tarmac driveway which provides off road parking for several vehicles, and in turn gives access to the brick build DOUBLE GARAGE and additional timber GARAGE AND double CAR PORT.

There is a lawned garden with self watering system, together with mature shrub borders with a block paved pathway and steps leading to the large patio seating area and ENTRANCE DOOR. Multiple power points, external taps and external lighting.

OUTSIDE - REAR

The rear garden is privately enclosed with walled and timber fenced boundaries, there is a large patio seating area, with mature planted shrub borders (with under soil watering system). The garden also houses a timber Pergola with a hot tub and outside toilet/shower and an outside tap, power and lighting.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.





DISCLAIMER NOTES

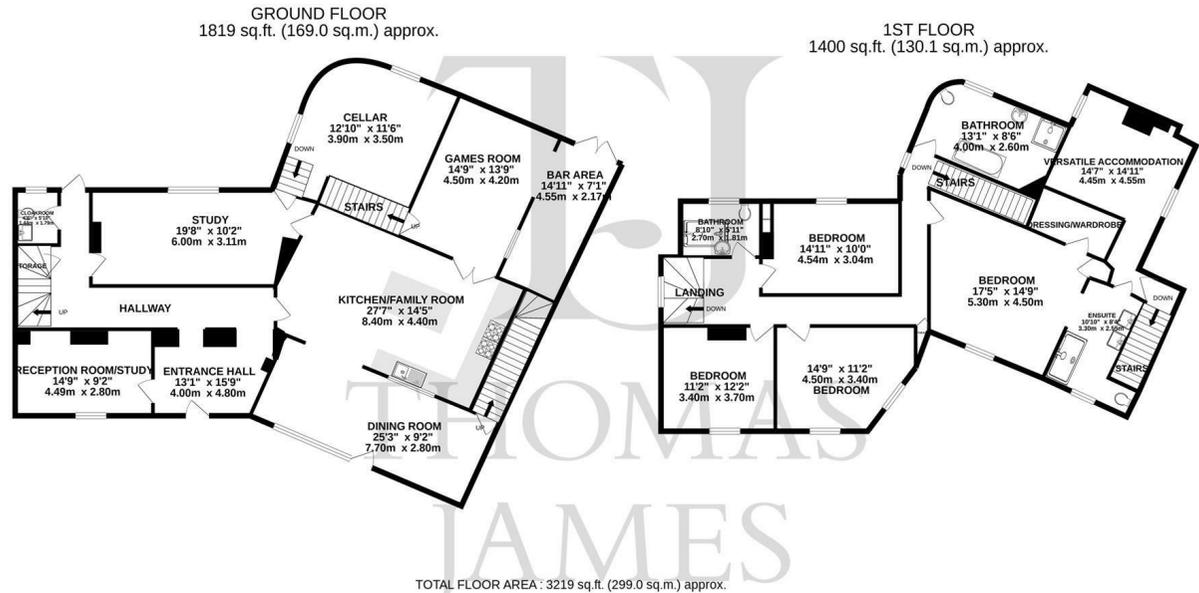
These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

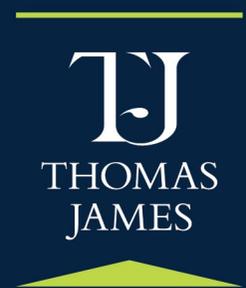
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021



Thomas James Estate Agents
20 High Street, Ruddington,
Nottinghamshire, NG11 6EH

Tel: 0115 984 4660
Email: ruddington@tjea.com
Web: www.tjea.com

Selected as the Best
Independent Agent by the
Relocation Agent Network



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.