

Lenton Avenue, Tollerton Nottingham NG12 4EG



welcome to

Lenton Avenue, Tollerton Nottingham

William H Brown have pleasure in offering this substantial five-bedroom detached home, perfectly positioned in the desirable village of Tollerton! VIEWING IS HIGHLY RECOMMENDED! CALL US TODAY!













Entrance Porch

Door to front aspect, door to Entrance Hall

Entrance Hallway

understair cupboard, doors to Cloakroom, Living Room, Kitchen/Diner

Cloakroom

Mid level WC, vanity unit, extractor fan, tiled flooring and splashbacks

Living Room

12' 6" plus bay window x 11' 3" (3.81m plus bay window x 3.43m)

Bay window to front aspect, fireplace, television point, underfloor heating, opens to Kitchen/ Diner

Kitchen/Diner

23' x 16' 8" max (7.01m x 5.08m max) A stunning kitchen, fitted with wall and base units with Neolith surfaces, double electric oven, induction hob, integral fridge, freezer and dishwasher, underfloor heating and opens to additional living area, patio door to rear garden

Living Area

9' 9" x 8' 7" (2.97m x 2.62m) Television point, two sky windows to rear aspect, underfloor heating, door to utility room

Utility Room

9' x 7' (2.74m x 2.13m) Fitted with base units, single bowl stainless steel sink, plumbing for washing machine, boiler, sky window to side aspect

Landing

Window to side aspects, doors to all bedrooms and family bathroom

Bedroom One

15' 7" Max x 11' 2" (4.75m Max x 3.40m) Window to rear aspect, radiator, door to Ensuite

Ensuite

A three piece suite comprising a mid level WC, wash hand basin and shower cubicle, with partly tiled walls, extractor fan and heated towel rail

Bedroom Two

12' 8" x 11' 5" (3.86m x 3.48m) Window to front aspect, radiator

Bedroom Three

11' 9" x 10' ($3.58m\ x\ 3.05m$) Window to rear aspect, radiator

Bedroom Four

7' 8" x 7' 7" (2.34m x 2.31m) Window to front aspect, radiator

Bedroom Five

11' 1" x 6' 10" (3.38m x 2.08m) Currently used as a Dressing Room, with window to side aspect, radiator

Bathroom

A four-piece suite comprising a mid level WC, wash hand basin, bath with mixer taps and separate shower cubicle, tiled flooring and splashback, radiator, extractor fan

External

To the front provides an excellent driveway, leading to a single garage providing power and lighting facilities. The substantial rear garden is predominantly laid to lawn, with a partial hedged border, shed, and timber decking area.





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Lenton Avenue, Tollerton Nottingham

- Stunning detached family home
- 5 excellent sized bedrooms
- Excellent sized plot
- Ensuite off main bedroom
- Stunning Kitchen/ Diner

Tenure: Freehold EPC Rating: D

offers in the region of

£600,000





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Property Ref:

WBF103355 - 0006

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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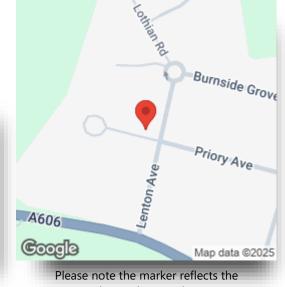
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postcode not the actual property