



**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**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WBF103355 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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