



**Tollerton Lane, Tollerton Nottingham NG12 4GA**



**welcome to**

**Tollerton Lane, Tollerton Nottingham**

\*\*\*CHAIN FREE\*\*\* William h brown have pleasure in offering this spacious three bedroom cottage, situated on a quiet position with field views in the popular village of Tollerton.



### **Cloakroom**

Mid level WC, wash hand basin, radiator, window to rear aspect

### **Lounge**

24' 6" x 12' ( 7.47m x 3.66m )

Window to front aspect, door to conservatory, electric fireplace, two radiators, television point

### **Dining Room**

17' 9" x 10' 11" Max ( 5.41m x 3.33m Max )

Two windows to side aspect, window to rear aspect, radiator

### **Kitchen**

12' 1" x 12' ( 3.68m x 3.66m )

Fitted with wall and base units, electric oven, induction hob with cooker hood above, integral fridge/freezer, plumbing for washing machine, window and door to rear aspect.

### **Conservatory**

11' 2" x 9' ( 3.40m x 2.74m )

Brick and uPVC construction, windows to front and side aspect.

### **Bedroom One**

17' 7" x 10' 11" ( 5.36m x 3.33m )

Windows to rear and side aspect, two radiators, built in wardrobes

### **Bedroom Two**

12' 1" x 12' 1" Max ( 3.68m x 3.68m Max )

Window to rear aspect, radiator

### **Bedroom Three**

12' Max x 8' 7" plus recess ( 3.66m Max x 2.62m plus recess )

Window to front aspect, radiator

### **Bathroom**

Mid level WC, wash hand basin, shower cubicle, radiator



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## **Tollerton Lane, Tollerton Nottingham**

- THREE BEDROOM COTTAGE
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- LOW MAINTENANCE GARDENS
- WELL PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: Awaited

guide price

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBF103513 - 0003

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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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