









# 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"  $\times$  12' 1" Max (  $3.68m \times 3.68m \text{ Max}$  ) 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

quide price

£300,000





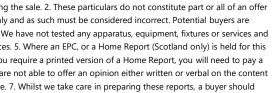




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Property Ref: WBF103513 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance 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.





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