



Cotgrave Lane, Tollerton Nottingham NG12 4FY

welcome to

Cotgrave Lane, Tollerton Nottingham

William h brown are delighted to bring to the market this three-bedroom detached bungalow in Tollerton. Situated on the outskirts of the village this property sits on a fantastic plot and offers a countryside setting! BOOK YOUR VIEWING TODAY!



Entrance Hall

Door to side aspect, doors leading to:

Living Room

14' 3" x 11' 11" (4.34m x 3.63m)

Feature fireplace, radiator, patio doors to conservatory, window to side aspect

Kitchen

11' 11" x 10' 2" (3.63m x 3.10m)

Fitted with wall and base units with surfaces over, space for oven, extractor fan, plumbing for washing machine, window to rear aspect, door to dining room

Dining Room/ Snug

11' 11" x 9' 7" (3.63m x 2.92m)

Window to side aspect, door to rear garden

Conservatory

12' 4" x 11' 11" (3.76m x 3.63m)

Brick and uPVC construction, windows to side aspect, door to rear garden

Bedroom

13' 6" x 9' 8" (4.11m x 2.95m)

Fitted wardrobes, window to side and front aspects

Bedroom

11' 11" x 11' 11" (3.63m x 3.63m)

Fitted wardrobe, window to side aspect

Bedroom

10' 5" x 9' 11" (3.17m x 3.02m)

Window to front aspect

Bathroom

Mid level WC, wash hand basin, shower cubicle, tiled walls, window to side aspect

Cloakroom

Mid level WC, wash hand basin, window to side aspect



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welcome to

Cotgrave Lane, Tollerton Nottingham

- THREE BEDROOM DETACHED BUNGALOW
- TWO RECEPTION ROOMS
- GARAGE AND LARGE DRIVEWAY
- STUNNING GARDENS
- POPULAR VILLAGE LANE

Tenure: Freehold EPC Rating: E
Council Tax Band: E

offers in excess of

£535,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBF103640 - 0005

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 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.

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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