

HoldenCopley

PREPARE TO BE MOVED

Tollerton Lane, Tollerton, Nottinghamshire NG12 4FT

Guide Price £900,000

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GUIDE PRICE £900,000 TO £950,000

DETACHED HOUSE ON FANTASTIC-SIZED PLOT...

HoldenCopley are delighted to present this charming five-bedroom detached home nestled in the highly desirable South Nottinghamshire village of Tollerton, on Tollerton Lane. Set on a generously sized plot, this spacious family residence exudes character through its array of original features, including exposed ceiling beams, and striking feature fireplaces. The inviting interior begins with an entrance hall that leads to two reception rooms, a fitted kitchen diner, a convenient W/C, and a conservatory that seamlessly blends indoor and outdoor living. The ground floor also includes a four-piece bathroom suite and two double bedrooms. Ascending to the first floor reveals a large landing with a cosy seating area featuring a gable-style window overlooking the gardens. Here, you'll find two additional double bedrooms, one with a walk-in wardrobe and double doors leading to a private balcony, as well as a modern shower suite and a fifth bedroom currently utilised as a study, complete with fitted bookshelves and a rolling library ladder. The exterior of the property is equally impressive, offering beautifully maintained gardens with lush lawns, established trees, and a variety of plants and shrubs. Two greenhouses, compost bays, and a gated driveway with access to a garage provide ample off-road parking. With plenty of potential for further development, this property represents an excellent investment opportunity—subject to planning approval.

MUST BE VIEWED





- Detached House On Fantastic-Sized Plot
- Five Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen Diner
- Two Bathroom Suites & Ground Floor W/C
- Original Features & Double-Glazing Throughout
- Beautiful Gardens
- Versatile Garden Room & Two Greenhouses
- Driveway With Garage
- Sought-After Rural Location





GROUND FLOOR

Entrance Hall

The entrance hall features carpeted flooring, a radiator, exposed ceiling beams, a wood-framed double-glazed window, and a single wooden door leading into the accommodation.

Family Room

15'10" x 13'10" (4.85m x 4.24m)

The family room includes a double-glazed window, Karndean flooring, two radiators, and a built-in cupboard.

Kitchen Diner

22'6" max x 19'4" max (6.88m max x 5.91m max)

The kitchen features a range of fitted base and wall units with rolled-edge worktops, an integrated oven with an electric hob and extractor fan, a sink and a half with a mixer tap and drainer, an integrated dishwasher, an integrated fridge, and an Aga cooker. The space also includes room for a dining table, Karndean flooring, exposed ceiling beams, a radiator, multiple double-glazed windows, and both a single door and bi-folding doors that open out to the garden.

Conservatory

16'3" x 6'0" (4.97m x 1.83m)

The conservatory features wood-effect flooring, a range of full-height double-glazed windows, a timber-panelled ceiling, and a single door that opens out to the garden.

Living Room

19'10" x 17'3" (6.05m x 5.27m)

The living room boasts exposed ceiling beams, carpeted flooring, two radiators, an Inglenook-style fireplace with an open grate and tiled surround, multiple double-glazed windows, and double doors that open out to the garden.

Bedroom Two

15'9" x 13'8" (4.81m x 4.19m)

The second bedroom features two double-glazed windows, carpeted flooring, exposed ceiling beams, a radiator, and ample fitted wardrobes with overhead storage.

Bedroom Three

16'1" x 11'8" (4.92m x 3.58m)

The third bedroom includes a double-glazed bay window, carpeted flooring, ceiling coving, a radiator, full-height double-glazed windows, and double French doors opening onto the patio.

Bathroom

9'8" x 8'4" (2.96m x 2.56m)

The bathroom features a low-level flush W/C, a pedestal wash basin, a bath, and a shower enclosure with body jets. It also includes fitted storage cupboards, partially tiled walls, a heated towel rail, a panelled ceiling with recessed spotlights, an extractor fan, and two obscure windows.

FIRST FLOOR

Landing / Sitting Room

23'3" x 20'5" (7.10m x 6.24m)

The landing provides space for a seating area and features a full-height gable window overlooking the gardens, ceiling drapes, carpeted flooring, a radiator, and access to the first-floor accommodation.

Bedroom One

19'9" x 19'9" (6.03m x 6.03m)

The main bedroom features exposed ceiling beams, carpeted flooring, two radiators, a double-glazed window, double French doors opening onto a balcony, and access to a walk-in wardrobe.

Walk-in-Wardrobe

7'3" x 6'5" (2.21m x 1.96m)

This space has carpeted flooring, and wall-mounted clothing rails.

Bathroom

9'6" x 7'1" (2.92m x 2.18m)

The bathroom includes a concealed flush W/C combined with a wash basin and fitted storage underneath, a shower enclosure with a wall-mounted electric shower, a heated towel rail, an extractor fan, and a Velux window.

Bedroom Four

22'1" x 12'8" (6.75m x 3.87m)

The fourth bedroom features a double-glazed window, carpeted flooring, built-in storage cupboards, an original open fireplace, panelled walls, and a radiator.

Bedroom Five / Study

14'9" x 9'10" (4.50m x 3.01m)

The fifth bedroom, currently utilised as a study, features wood-effect flooring, a radiator, floor-to-ceiling wooden walls, a gable-style window, a Velux window, and fitted bookshelves with a rolling library ladder.

OUTSIDE

Outside the property, there is a wrap-around enclosed garden with multiple seating areas, well-maintained lawns, shaped hedges, a variety of established trees including willows, plants, and shrubs. The garden also features compost bays, vegetable plots, two greenhouses, a garden room, a gated driveway leading to a garage providing ample off-road parking, courtesy lighting, and a mix of fenced and hedged boundaries.

Garden Room

15'2" x 10'4" (4.63m x 3.16m)

The garden room includes carpeted flooring, wood-panelled walls and ceiling, wall light fixtures, power points, multiple windows, and double doors opening to the garden.

Garage

17'1" x 18'7" (5.21m x 5.68m)

The garage has a single door into the store room, and an electric up and over door opening out onto the driveway.

Store

17'1" x 6'6" (5.21m x 1.99m)

The store room has lighting.

ADDITIONAL INFORMATION

Broadband – Openreach

Broadband Speed - Superfast available - 49 Mbps (download) / 8 Mbps (upload)

Phone Signal – Mostly good coverage for 4G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - Low risk

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band G

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

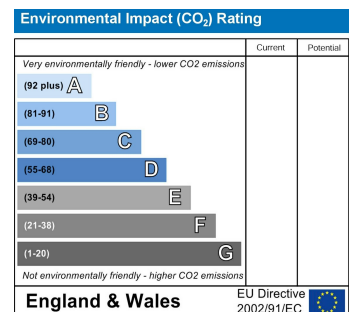
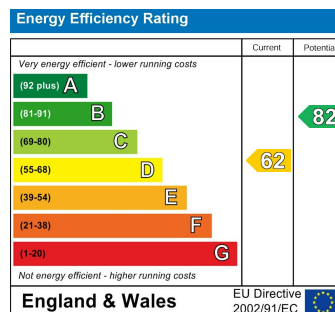
The vendor has advised the following:

Property Tenure is Freehold

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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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