

HoldenCopley

PREPARE TO BE MOVED

Melton Road, Tollerton, Nottinghamshire NG12 4EN

Guide Price £500,000 - £560,000

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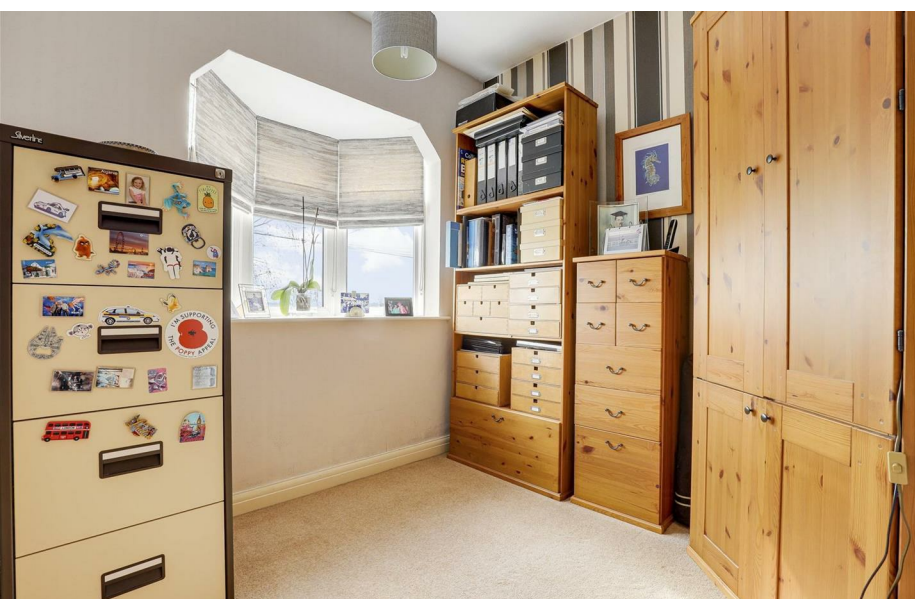
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IMMACULATELY PRESENTED LINK-DETACHED FAMILY HOME...

Nestled in the sought-after village of Tollerton, this immaculately presented five-bedroom link-detached home offers spacious and versatile accommodation, making it the perfect choice for a family looking to move straight in. Lovingly maintained by its current owners, the property enjoys a picturesque setting with open fields directly opposite, providing a peaceful and scenic outlook. Ideally situated, this home benefits from close proximity to local shops, excellent transport links, and highly rated schools, making daily life both convenient and well-connected. Upon entering, the hallway leads to a convenient downstairs W/C, a bright bay-fronted dining room, and a generously sized living room featuring a fireplace and double French doors that open onto the beautifully landscaped rear garden. The heart of the home is the stunning shaker-style kitchen, complete with modern fittings, a breakfast bar island, integrated appliances and ample storage. Additionally, the property benefits from a garage with an electric door, as well as rear garden access. The first floor boasts five well-proportioned bedrooms, ideal for a growing family or those needing storage additional workspace. The stylish four-piece family bathroom features a freestanding roll-top bathtub, adding a touch of elegance. Loft access provides further storage potential. Externally, the property continues to impress with a spacious block-paved driveway offering parking for up to four vehicles. The private rear garden is a true retreat, featuring a well-maintained lawn, a patio area for outdoor dining, and a variety of mature shrubs, plants, and trees, creating a tranquil space to relax and entertain. With its desirable village location, stunning countryside views, and move-in-ready condition, this exceptional home presents an opportunity for family buyers seeking both comfort and convenience.

MUST BE VIEWED





- Link-Detached Family Home
- Five Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen With Integrated Appliances
- Ground Floor W/C
- Four Piece Bathroom Suite
- Off-Road Parking & Garage
- Substantial Private Rear Garden
- New Boiler
- Sought After Village Location





GROUND FLOOR

Entrance Hall

7'10" x 14'0" (2.41m x 4.29m)

The entrance hall has a UPVC double-glazed window to the front elevation, wood-effect flooring, carpeted stairs, a radiator, a dado rail, coving and a single door with a stained glass insert providing access into the accommodation.

W/C

4'0" x 4'7" (1.24m x 1.41m)

This space has a low level flush W/C, a corner wash basin with storage and a tiled splashback, tiled flooring and a UPVC double-glazed obscure window to the side elevation.

Dining Room

13'1" x 14'3" (4.01m x 4.35m)

The dining room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, wall-mounted light fixtures and coving.

Living Room

15'8" x 13'1" (4.80m x 3.99m)

The living room has UPVC double-glazed windows to the rear elevation, carpeted flooring, a radiator, a TV point, a feature fireplace with a decorative surround, coving and UPVC double French doors providing access out to the garden.

Kitchen

16'7" x 15'0" max (5.07m x 4.58m max)

The kitchen has a range of fitted shaker style base and wall units with worktops and a matching breakfast bar island, a freestanding range cooker with an extractor hood, an integrated dishwasher, larder fridge, freezer and washing machine, a Belfast sink with draining grooves, wood-effect flooring, a radiator, a vertical radiator, partially tiled walls, UPVC double-glazed windows to the front, rear and side elevations and a single UPVC door providing access out to the garden.

Garage

11'1" x 26'2" (3.39m x 7.98m)

The garage has a window to the rear elevation, a wall-mounted boiler, shelving, fitted wall units, space for a fridge-freezer, lighting, power points, a single door providing access out to the garden and an electric garage door.

FIRST FLOOR

Landing

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a dado rail and provides access to the first floor accommodation.

Master Bedroom

14'8" x 13'0" (4.48m x 3.98m)

The main bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator and coving.

Bedroom Two

11'2" x 13'6" (3.42m x 4.14m)

The second bedroom has a UPVC double-glazed bow window to the front elevation, carpeted flooring and a radiator.

Bedroom Three

10'2" x 13'2" (3.11m x 4.02m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bedroom Four

11'0" x 11'9" (3.37m x 3.59m)

The fourth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and coving.

Bedroom Five

7'11" x 8'0" (2.42m x 2.46m)

The fifth bedroom has a UPVC double-glazed bow window to the front elevation, carpeted flooring and a radiator.

Bathroom

10'0" x 7'11" (3.07m x 2.42m)

The bathroom has a low level flush W/C, a pedestal wash basin with a tiled splashback, a corner fitted shower enclosure with a mains-fed shower, a freestanding double ended roll top bathtub with central taps and a hand-held shower, tiled flooring, a column radiator with a towel rail, partially tiled walls, recessed spotlights, an extractor fan, access into the loft and UPVC double-glazed obscure windows to the side elevation.

OUTSIDE

Front

Rear

To the rear is a large private garden with a patio, courtesy lighting, an outdoor tap, a lawn, mature shrubs and trees and various plants.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – Most 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band E

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:

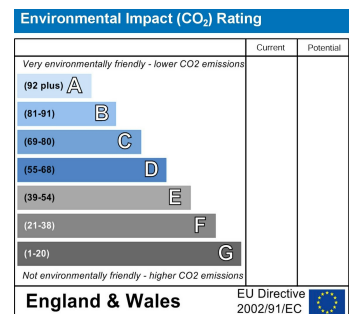
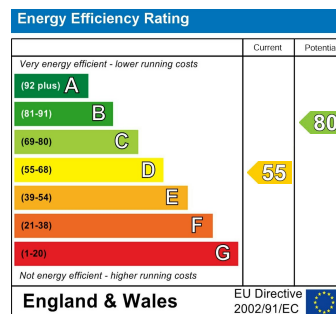
Property Tenure is Freehold

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Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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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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