



80 Burnside Grove,  
Tollerton, NG12 4EB

TJ  
THOMAS  
JAMES

# 80 Burnside Grove, Tollerton, NG12 4EB

This well presented detached family home provides spacious accommodation arranged over two floors including; an entrance hall, a lounge, a study, a breakfast kitchen opening to a living area with bi-fold doors opening to the rear garden, plus a utility room, and a cloakroom/wc on the ground floor, with the first floor landing giving access to four bedrooms (one with an en-suite wet room), and the fitted bathroom.

Benefiting from double glazing, and gas central heating with a combination boiler, the property has enclosed gardens to the rear, with views over the local countryside, plus a driveway at the front providing off road parking. The garage is used for storage.

Situated in the sought after village of Tollerton, the property is within easy reach of Nottingham City Centre, and surrounding villages via main road routes and local transport links.

Viewing is highly recommended.

**Guide Price £650,000**





## GROUND FLOOR ACCOMMODATION

### Composite Entrance Door

Opening to the:-

### Entrance Hall

Doors into the ground floor wc, and the lounge, stairs off to the first floor.

### Ground Floor WC

Fitted with a wash hand basin, and a low flush wc. Window to the side elevation, storage cupboard, radiator, laminate flooring.

### Lounge

Window to the front elevation, radiator, ceiling light point, dual aspect 'Ecol' log burner (into the living area), set in a feature surround.

### Breakfast Kitchen / Living Area

BREAKFAST KITCHEN:- Fitted with a range of wall, drawer and base units, Belfast sink with a mixer tap over, built in Smeg dishwasher, space for a Ranger cooker.

Windows to the rear elevation, ceiling spot lights, pantry store, extractor fan, door to the utility room, bi-fold doors opening to the rear garden, and open access to the:-

LIVING AREA:- Window to the side elevation, ceiling spot lights, dual aspect log burner (into the lounge).

### Utility Room

Stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a dryer.

Velux window, radiator, door to the storage area (which in turn leads to the garage), door to the study, door opening to the rear garden.

### Study

With laminate flooring, and French doors opening to the rear garden.

## FIRST FLOOR ACCOMMODATION

### First Floor Landing

Airing cupboard, and doors into the bedrooms and the family bathroom.

### Family Bathroom

Fitted with a low flush wc, a wall mounted wash hand basin, a bath with a hand held shower attachment, and a double shower enclosure.

Window to the side elevation, tiled flooring.

### Bedroom

Window to the rear elevation, built in wardrobes.

### Bedroom

Two ceiling light points, radiator, built in wardrobes, door to the wetroom, French doors opening to a Juliette style balcony

### En-Suite Wetroom

Fitted with a large shower cubicle with a rainfall shower, a low flush wc, and a wall mounted wash hand basin.

Window to the rear elevation, heated towel rail.

### Bedroom

Window to the front elevation, ceiling light point, radiator.

### Bedroom Two

Window to the front elevation, built in wardrobes.

## OUTSIDE

At the front of the property, the driveway provides off road parking for a number of vehicles, and in turn gives access to the GARAGE (with an up and over electric door, used for storage).

Enjoying views over open countryside, the rear garden is fully enclosed and includes a patio seating area, and mature shrubs and trees.

## Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,432.97.

## Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

## DISCLAIMER NOTES

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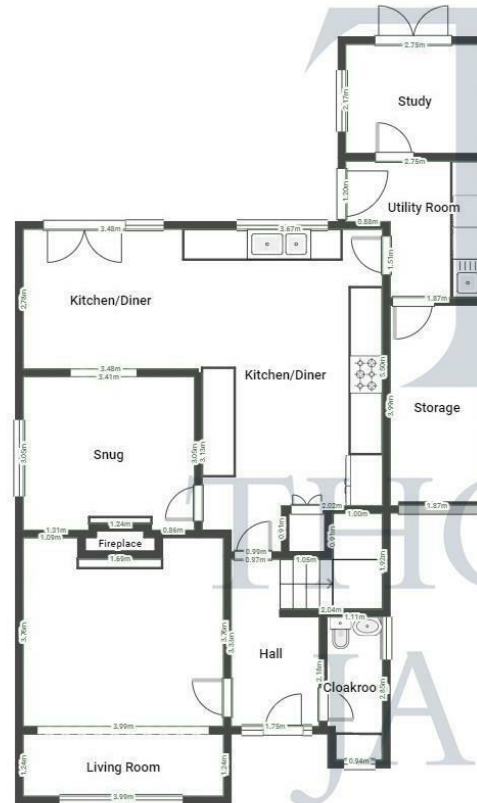
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	73	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

## Ground Floor



## First Floor



Total Footage:  
151 Metres Sq  
1625.35 Sq Feet



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