



9 Lothian Road,  
Tollerton, NG12 4EH



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\*\*\*\*\* GUIDE PRICE £500,000 - £525,000 \*\*\*\*\*

This semi detached family home provides spacious and versatile accommodation arranged over two floors including: an entrance porch, an entrance hall, a lounge, a second reception room, an open plan breakfast kitchen/living area with a range of built in appliances, plus a utility area, a study/storage area, and a wc on the ground floor, with the split first floor landing giving access to five bedrooms, and the fitted bathroom.

Benefiting from gas central heating, and double glazing (with the exception of feature stained glass windows to the entrance porch), the property has good size gardens to the rear, plus a block paved driveway and garage at the front providing off road parking for a number of vehicles.

Situated in the sought after village of Tollerton, the property enjoys pleasant views, and 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 £500,000







## ACCOMMODATION

The entrance door opens to the entrance porch. The entrance porch has stained glass windows, a ceiling light point, and a wooden entrance door opening to the entrance hall.

The entrance hall has stairs off to the first floor, an under stairs storage cupboard, wooden flooring, a radiator, coving, spot lighting, panelling to the walls, and doors into the ground floor wc, the lounge, and the utility area.

The ground floor wc is fitted with a wc, and a corner wash hand basin with a mixer tap over.

The lounge has a bay window to the front, an original fireplace with a tiled hearth and an ornate surround, two radiator, a picture rail, coving, a centre ceiling rose, and double doors opening to a second reception room.

The second reception room has a centre ceiling rose, a picture rail, coving, a radiator, a log burner, and sliding patio doors opening to the open plan breakfast kitchen/living area.

The living area has a conservatory style roof, windows to the rear, tiled flooring, two radiators, wall lighting, and is open to the breakfast kitchen area. Fitted with a range of wall, display, drawer and base units, with under cabinet lighting, the breakfast kitchen has an inset stainless steel sink and drainer unit with a mixer tap over, built in appliances including a fridge, and a freezer, and space for a Range style cooker with an extractor hood over. There is spot lighting, tiled flooring, two Velux windows, two radiators, a feature window overlooking the garden, and a door opening out.

A useful utility area has base and storage cupboards, a stainless steel sink and drainer unit with a mixer tap over, and space and plumbing for a washing machine.

The study/storage area has a window to the side, a radiator, storage cupboards, and a door into the garage.

On reaching the first floor, the split landing has doors into all five bedrooms, and the family bathroom. Access to the loft which is boarded and has electricity.

Bedroom one has a bay window to the front, a range of built in wardrobes, a picture rail, a radiator, and a ceiling light point.

Bedroom two has a window to the rear, a picture rail, a radiator, and a ceiling light point.

Bedroom three has a window to the front, built in wardrobes, a radiator, and a ceiling light point.

Bedroom four has a window to the rear, a radiator, and a ceiling light point.

Bedroom five has a window to the front, a radiator, and a ceiling light point.

The family bathroom is fitted with a bath, a wash hand basin set in a vanity unit with a mixer tap over, and a wc. There is a window to the rear, a storage cupboard housing the Baxi central heating boiler, a tall radiator, and spot lighting.

## OUTSIDE

The block paved driveway at the front of the property provides off road parking for up to three vehicles, and in turn gives access to the SINGLE GARAGE (with and up and over door, radiator, power and light, and a personnel door to the study/storage area). There is a hedged boundary, mature trees, and access to entrance door.

At the rear of the property there is a excellent size, south facing garden which is mainly laid to lawn and includes; a patio seating area, mature trees (including fruit trees) and established shrubs. The garden has an external tap, and external lighting.

## Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,162.63.

## Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson 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.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	65	



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