



2 Lenton Avenue,  
Tollerton, NG12 4EG



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This detached family home offers an impressive layout both internally and externally. The ground floor includes a welcoming entrance porch, a spacious entrance hall, a large lounge with sliding patio doors leading to the rear garden, a separate dining room, a well-equipped kitchen, a utility room, and a convenient WC.

Upstairs, the first-floor landing provides access to five bedrooms, including one with an en-suite shower room, as well as a four-piece family bathroom.

The property benefits from gas central heating and double glazing throughout (with the exception of one window in the entrance porch).

There is an extensive garden with an orchard having a variety of fruit trees on a rare double plot with potential to build. (subject to the relevant planning applications ect) A further garden to the front, and a block-paved driveway offering ample off-road parking for multiple vehicles.

Located in the desirable village of Tollerton, the home enjoys easy access to Nottingham City Centre, as well as nearby villages, via main road routes and local transport links.

Offered with no upward chain, viewing is highly recommended.

## Guide Price £625,000







## ACCOMMODATION

The UPVC glass panelled entrance door opens into the brick built porch. The porch has a single glazed window to the side, power and light, and a wooden entrance door opening to the entrance hall.

The entrance hall has stairs off to the first floor, a ceiling light point, a radiator, and doors into the ground floor wc, the dining room, the lounge, and the kitchen.

The dining room has a bay window to the front, a further window to the side, a gas fire set on a marble effect hearth with a wooden surround, a ceiling light point, and a radiator.

The lounge has two windows to the side, two radiators, a gas fire set on a marble effect hearth with a wooden surround, a built in book case, two wall light points, and sliding patio doors opening to the rear garden.

The ground floor wc is fully tiled and fitted with a pedestal wash hand basin, and a low flush wc. There is a ceiling light point, a heated towel rail, and an extractor fan.

The kitchen dinning room is fitted with wall and base units, with tiled splash backs and roll edge work surfaces over, has a one and a half bowl composite sink and drainer unit, space and plumbing for a dishwasher, space for a tall fridge/freezer, plus a built in double oven, and a four ring gas hob with an extractor hood over. There is a window to the rear, ceiling spot lights, a radiator, and a door into the utility room.

The utility room has a continuation of the wall and base units, with tiled splash backs and roll edge work surfaces over, space and plumbing for a washing machine, and space for a tumble dryer. The floor mounted Baxi central heating boiler is housed here, there is a ceiling light point, a window to the rear, and a door opening to the garden.

On reaching the first floor, the landing has a window to the side, a loft access hatch, and doors into all five bedrooms, and the family bathroom.

Bedroom one has a bay window to the front, a radiator, a ceiling light point, and fitted wardrobes.

Bedroom two has a window to the rear, a radiator, ceiling spot lights, and wardrobe space.

The family bathroom is fitted with a corner bath, a shower cubicle with glazed screens and an electric shower, a pedestal wash hand basin, and a low flush wc. There is a window to the rear, a radiator, and a ceiling light point.

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

Bedroom four has a window to the rear, a radiator, a ceiling light point, and a door into the en-suite shower room. The en-suite shower room is fitted with a shower cubicle with a concertina glazed door and an electric shower, a pedestal wash hand basin, and a low flush wc. There is a window to the rear, and tiling to the walls.

Completing the accommodation, bedroom five has a window to the front, a radiator, and a ceiling light point.

## OUTSIDE

The block-paved driveway at the front offers off-road parking for several vehicles, with a garden adjacent, featuring a well-kept lawn, mature shrubs, and bedding plants. There is also easy access via double gates to the rear garden.

To the rear of the property, a large garden is enclosed by hedged boundaries, providing a private and tranquil space. The garden includes a spacious lawn area, mature shrubs and bedding plants, along with established trees that add to the natural charm.

## Agent Note

An uplift (figures to be discussed) on future development of the garden area.

## Council Tax Band

Council Tax Band E. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,973.62.

## Referral Arrangement Note

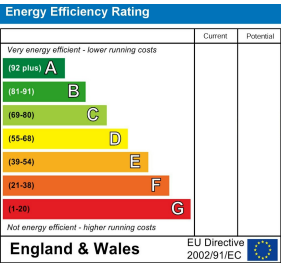
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