



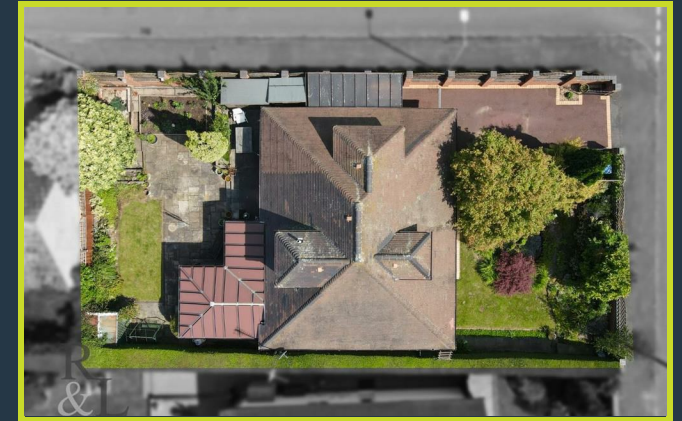
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7 Lenton Avenue

Tollerton | NG12 4EG | Offers Over £360,000

ROYSTON
& LUND

- Detached Chalet Bungalow
- Three Bedrooms
- Generous Living Room
- Kitchen and Utility Room
- Bathroom & En-Suite
- No Upward Chain
- Off Street Parking
- West Facing Rear Garden
- EPC Rating D - Freehold
- Council Tax Band D





Offers in Excess of £360,000

Royston and Lund are pleased to bring to the market this detached chalet bungalow in Tollerton offered with no upward chain. The property sits on a corner plot with off street parking to the front and is conveniently situated with local amenities within the area, as well as fantastic transport links for the A46 and A52.



Entering into the hallway there is access to the lounge, both ground floor bedrooms and the bathroom. The lounge benefits from a bay window, has stairs to the first floor and allows access to the kitchen that benefits from a separate utility room. The conservatory can be accessed from both the kitchen and the third bedroom. To the first floor there is a generous main bedroom with dual aspect windows, fitted wardrobes and an en-suite shower room.

Towards the front of the property there is a landscaped garden with a driveway that leads down the side. Towards the rear there is an enclosed west facing garden with block paving, matures shrubs, trees and fenced/hedged boundaries.

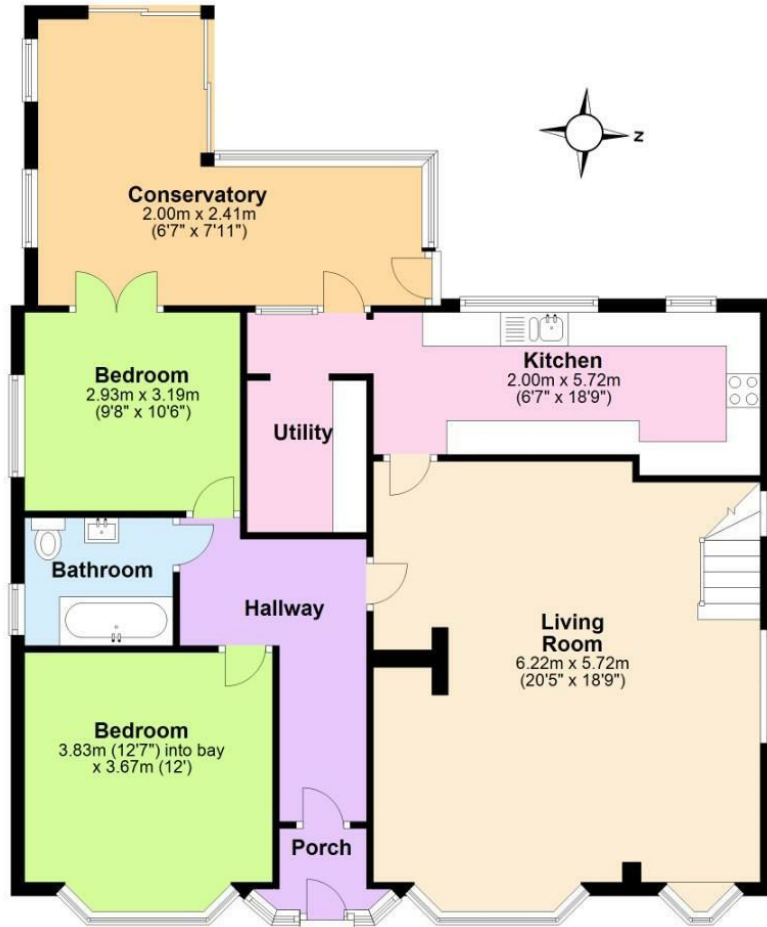


EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 110.6 sq. metres (1190.1 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.9 sq. feet)



Total area: approx. 145.4 sq. metres (1565.1 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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