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89 Tollerton Lane

Tollerton | NG12 4FS | Guide Price £575,000

ROYSTON
& LUND

- Must be Viewed
- Potential to Add Value - No Upward Chain
- Lounge, Dining Room & Conservatory
- Long Rear Garden
- EPC Rating D - Freehold
- Detached Family Home
- Driveway & Garage
- Study/Potential Fourth Bedroom & D/S Shower Room
- Views Over Fields
- Council Tax Band E





Stunning Gardens - massive potential!

Royston and Lund are pleased to bring to the market this well positioned three bedroom detached family home in the highly sought after village of Tollerton. Offered to the market with no upward chain, this property allows scope to add value and potentially develop further (Dependant on planning). Situated just down the road from the Little Waitrose and within walking distance of the Primary School. Tollerton is well positioned to allow easy access into the nearby areas of Keyworth and West Bridgford, as well as having fantastic transport links for both the A46 and the A52.



Entering through the porch and into the hallway there is access to the dining room, study/potential fourth bedroom, kitchen and stairs to the first floor. The dining room features a bay window and has a large opening through to lounge at the rear. The kitchen benefits from an integrated oven, hob, extractor fan and has space for a range of free standing appliances. From the far end of the kitchen there is access through to a conservatory. Towards the front there is a generous study that could be used as a fourth bedroom that benefits from a downstairs shower room. To the first floor there are two double bedrooms, one single bedroom and a bathroom consisting of a bath with shower overhead, wash basin and a separate WC.

To the front of the property there is a mature garden with a driveway that leads to a garage and secure gated access down the side. Towards the rear there is a long landscaped garden with mature shrubs, trees, patio area, vegetable patch and fenced/hedged boundaries.



EPC

Energy Efficiency Rating

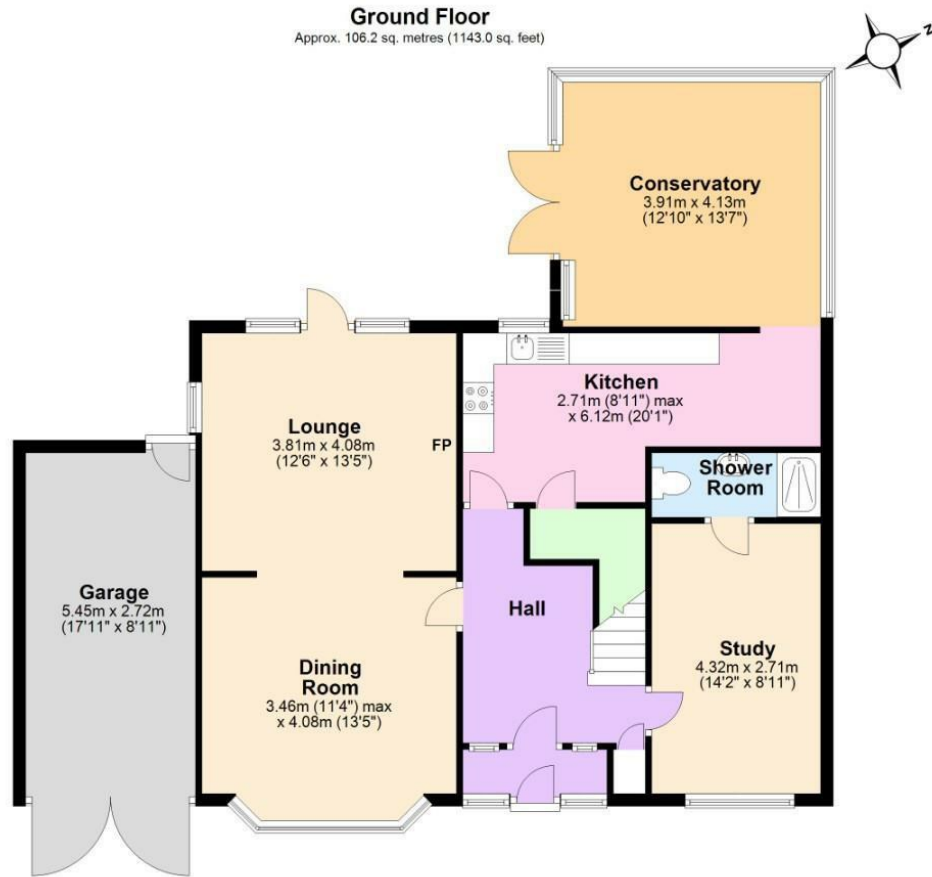
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	69

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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



Total area: approx. 158.2 sq. metres (1702.8 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

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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