

SUPERIOR HOMES

ROYSTON & LUND



70 Burnside Grove

Tollerton | NG12 4EB

Guide Price £595,000 - £650,000

Guide Price Range £595,000

Royston & Lund are pleased to present this lovely detached, extended family property situated in Tollerton. Tollerton is a picturesque village with a vibrant community, offering scenic countryside views, local amenities, historical charm, and convenient access to Nottingham city centre.

Upon entering the property you are greeted by the entrance hall which provides access to the accommodation throughout. To the front of the property there is a good-sized sitting room which then provides further access to the large L-shaped lounge/dining room. Adjacent to the lounge/dining room there is a conservatory which is a great addition to the property. Another part of the extension is the breakfast kitchen which is located to the rear of the house. The kitchen includes a range of units which provide ample store, there is also the benefit of integrated appliances. Lastly, there is the benefit of a lobby which provides internal access to one of the garages as well as access to a convenient ground floor WC and a separate utility room.

To the first floor there are four bedrooms. The main bedroom benefits from a modern en-suite shower room/WC. The other bedrooms are complemented by the family bathroom which requires some modernisation but consists of a four piece suite including a bath with an overhead shower, WC, bidet and a wash basin.

Outside, the property is set on a generous plot. To the front there is a driveway for 2 vehicles, both sides of the driveway lead to a garage. To the rear there is a well-maintained rear garden which has stunning views over fields and includes a lawn, mature shrubs and a patio area which is ideal for al fresco dining!





- Guide Price Range £595,000
- Detached Family Home In Tollerton
- Countryside Views
- Four Bedrooms
- Two Reception Rooms + Conservatory
- L-Shaped Breakfast Kitchen
- D/S WC - En-suite - Bathroom
- Generous Plot - Driveway
- Freehold - EPC Rating C
- Council Tax Band E



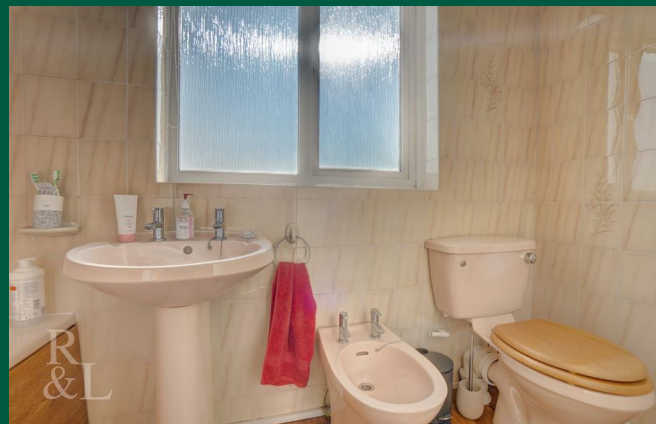


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Tollerton, nestled in the verdant Nottinghamshire countryside, exudes a quaint charm and offers a delightful blend of rural tranquility and modern conveniences. Characterised by its picturesque landscapes and winding country lanes, Tollerton boasts a close-knit community and a welcoming atmosphere.

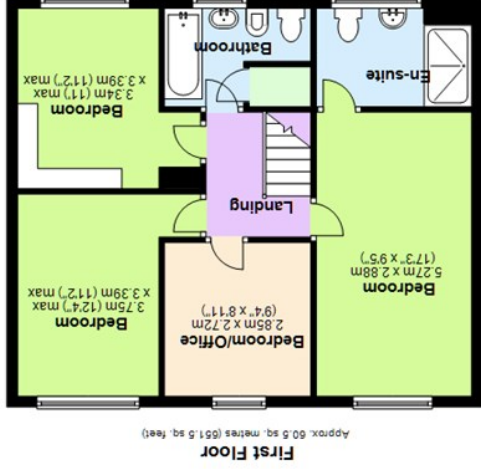
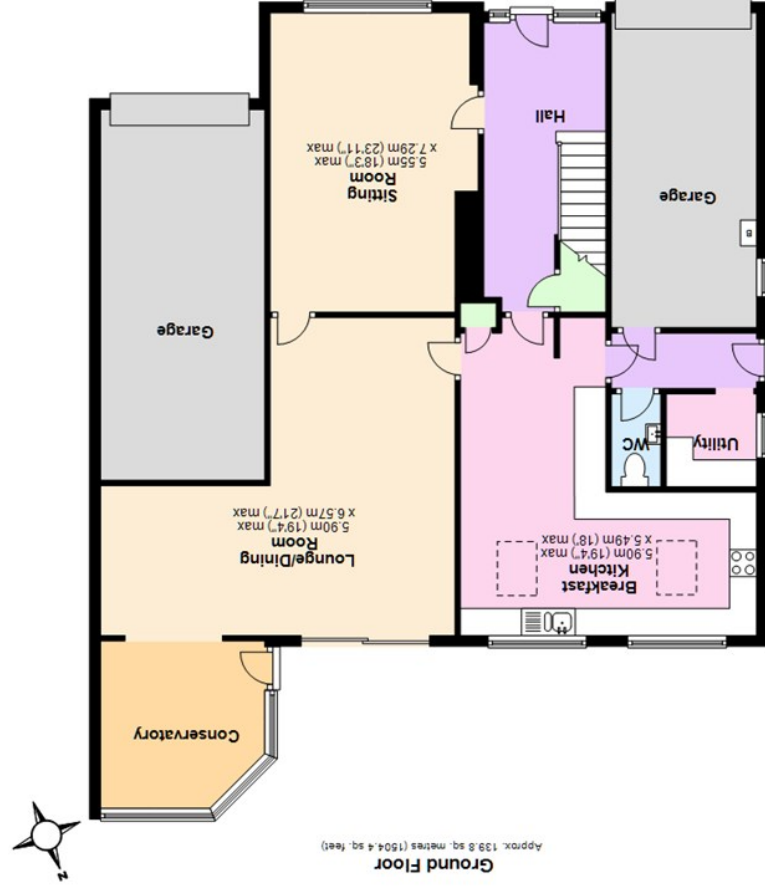
Despite its serene ambiance, Tollerton is far from remote. Located just a short distance from Nottingham city centre, residents enjoy easy access to urban amenities while relishing the peace and quiet of village life. The village itself hosts a range of local shops, pubs, and eateries, providing everything residents need for day-to-day living.

Beyond its charming streets, Tollerton is surrounded by scenic walking and cycling routes, offering opportunities to explore the breathtaking countryside that surrounds it. Its proximity to major transportation routes also makes it an ideal location for commuters, with convenient access to the A52 and East Midlands Airport.

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.

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 PlanIt.

Total area: approx. 200.3 sq. metres (2155.9 sq. feet)



Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Potential
(92 plus) A	Current
(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	
EU Directive 2002/91/EC	

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

England & Wales	
Very environmentally friendly - lower CO ₂ emissions	Potential
(92 plus) A	Current
(81-91) B	
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EPC

