



65 Burnside Grove

Tollerton | NG12 4EB | Asking Price £399,950

ROYSTON
& LUND

- Detached Bungalow in Tollerton Village
- Gated Driveway & Garage
- No Upward Chain
- Highly Sought After Area
- EPC Rating D
- Three Bedrooms
- South West Garden
- 26' Lounge
- Freehold
- Council Tax Band D





Royston and Lund are pleased to bring to the market this three bedroom detached bungalow in the highly sought after village of Tollerton. Set back from the road with a gated driveway and single garage, this wonderful property is sold with no upward chain. Situated within walking distance of the amenities within the local area and within easy reach of Keyworth & West Bridgford. Tollerton also has fantastic transport links for the A52 and the A46.

In brief the property comprises an entrance porch, entrance hallway with storage , proportioned bedrooms an a three piece shower room consisting of a shower, WC and wash basin. The living room is 26' in length and benefits from a feature fireplace with dual aspect windows ad a sliding door into the conservatory. The kitchen benefits from an integrated double oven, hob, extractor fan and a dishwasher with space for further free standing appliances.

Towards the rear of the property there is a sunny south westerly facing enclosed garden with patio area, external brock store, lawn, mature shrubs, tree and fenced boundaries.



Total area: approx. 121.0 sq. metres (1302.0 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.



EPC

Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 80 |
| (69-80) C | 62 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

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

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