



9 Franklin Drive

Tollerton | NG12 4ER | Guide Price £395,000 - £445,000

ROYSTON
& LUND

- Guide Price Range £395,000 - £415,000
- Village Location
- Three Reception Rooms
- Driveway Leading To A Garage
- Freehold - EPC Rating D
- Detached Family Home
- Three Double Bedrooms
- D/S WC - Family Bathroom
- Good-Sized Garden
- Council Tax Band E





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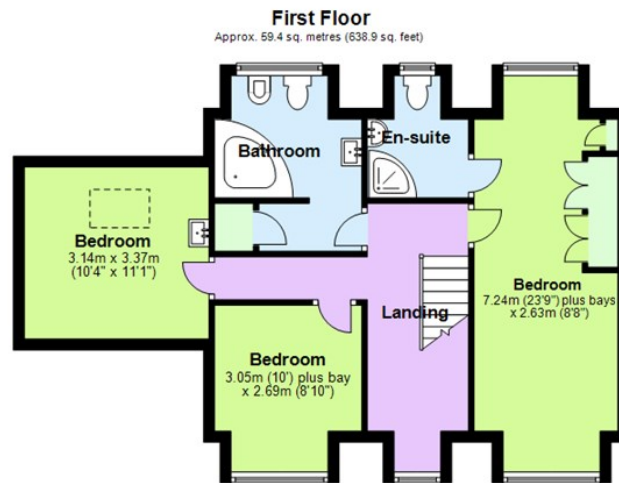
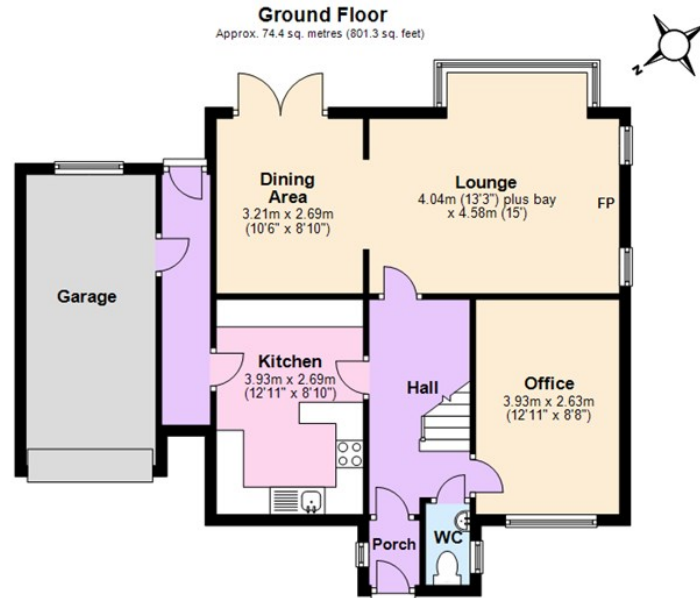
Royston & Lund are pleased to present this detached family home situated within a quiet, residential cul-de-sac in the village of Tollerton. Nearby amenities include well-regarded schools, commuting links via the A52, excellent pubs and local shops.

Upon entering the property through the porch you are greeted by the entrance hall which provides access to the accommodation over both floors including a ground floor WC. The first door on the right hand side leads you to a versatile reception room which currently acts as an office which is ideal for those who work remotely. To the rear there are a further two reception rooms; lounge and a dining area with French doors into the garden. Lastly, there is the kitchen which includes a range of units which provide ample storage.

To the first floor there are three double bedrooms. The bedrooms are complemented by a family bathroom which includes a wash basin, bidet, WC and a corner bath.

Outside, there is a larger than average rear garden which includes a patio area and a well-maintained lawn. To the front there is a secluded garden space and a tandem driveway which leads to an integral garage.





Total area: approx. 133.8 sq. metres (1440.2 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			82
(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	

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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