

# SUPERIOR HOMES

# ROYSTON & LUND



R  
& L



# 1a Medina Drive

Tollerton | NG12 4EQ

Guide Price £550,000

\*\*\*NO CHAIN\*\*\*

Royston & Lund are pleased to present this stunning detached bungalow located in the picturesque village of Tollerton, Nottingham. This property boasts not one, but two spacious reception areas, creating a perfect room for entertaining guests or simply relaxing with your loved ones. With five bedrooms and three bathrooms, there is ample space for the whole family to enjoy.

Situated on a generous plot, this bungalow offers privacy and tranquillity, making it the ideal retreat from the hustle and bustle of everyday life. The private gates to the front add an extra layer of security and exclusivity to this already impressive property.

One of the standout features of this home is the parking spaces for up to five vehicles (three driveway and a double garage), ensuring that you and your guests will never have to worry about finding a place to park. Whether you have a growing family or simply love to have space to spread out, this property ticks all the boxes.

Don't miss out on the opportunity to make this beautiful bungalow your new home. Contact us today to arrange a viewing and experience the charm and elegance of living in Medina Drive, Tollerton.







- Guide Price Range £550,000 - £575,000
- Detached Bungalow In Tollerton
- Five Well-Proportioned Bedrooms
- Good-Sized Lounge With Log Burner
- Breakfast Kitchen
- WC - Wet Room - Ensuite - Bathroom
- Driveway Leading To Garage
- Private Gates To The Front
- Freehold - EPC Rating C
- Council Tax Band F







R  
&L













Tollerton, nestled in the outskirts of Nottingham, offers a tranquil retreat with easy access to urban amenities. This charming village combines the beauty of rural landscapes with the convenience of city living. Residents enjoy a close-knit community atmosphere, with picturesque surroundings ideal for outdoor enthusiasts. From scenic walks along country lanes to leisurely strolls in nearby parks, Tollerton provides ample opportunities for relaxation and recreation.

The village boasts excellent local amenities, including shops, pubs, and schools, catering to the needs of residents. Its proximity to Nottingham ensures convenient access to a wide range of cultural, entertainment, and dining options. Commuters benefit from efficient transport links, with nearby motorways and public transportation connecting Tollerton to surrounding areas. Whether seeking a peaceful countryside retreat or a well-connected suburban lifestyle, Tollerton offers the best of both worlds.

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.

Total area: approx. 185.6 sq. metres (1998.3 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 Planlize.



Ground Floor  
 Approx. 185.6 sq. metres (1998.3 sq. feet)



England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Very environmentally friendly - lower CO2 emissions	Very energy efficient - higher running costs	Not environmentally friendly - higher CO2 emissions
(92 plus) A	(92 plus) A	(1-20) G	(1-20) G
(81-91) B	(81-91) B	(21-38) F	(21-38) F
(69-80) C	(69-80) C	(39-54) E	(39-54) E
(55-68) D	(55-68) D	(55-68) D	(55-68) D
(39-54) E	(39-54) E	(69-80) C	(69-80) C
(21-38) F	(21-38) F	(81-91) B	(81-91) B
(1-20) G	(1-20) G	(92 plus) A	(92 plus) A
Current	Current	Potential	Potential

EPC

