

# SUPERIOR HOMES

# ROYSTON & LUND





# 1a Medina Drive

Tollerton | NG12 4EQ

Guide Price £499,995

GUIDE PRICE £499,995 NO CHAIN

A stunning four bedroom, two reception detached bungalow located in the picturesque village of Tollerton. This property boasts a spacious lounge diner, creating a perfect room for entertaining guests or simply relaxing with your loved ones. With a bespoke fitted kitchen diner which opens onto the side grassed garden area, four bedrooms, three bathrooms, Utility room and a snug, 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. To the front the property has a private frontage of plants and shrubs, there is a grassed side garden along with a fully enclosed south facing courtyard garden to the rear.

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. The property is being sold with no upward chain.







- GUIDE PRICE £499,995 NO CHAIN  
Detached Bungalow
- Four bedrooms, Two Receptions
- Good-Sized Plot
- Spacious Lounge Diner With Log Burner
- Breakfast Kitchen with Doors to the Side Garden
- WC - Wet Room - Ensuite - Bathroom
- Driveway Leading To Double Garage
- Private Gates To The Front
- Freehold - EPC Rating C
- Council Tax Band F



















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.

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs and any other parts are approximate and no responsibility is taken of any error. Plan produced using Planity.

Total area: approx. 185.6 sq. metres (1998.3 sq. feet)



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



| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |  |
|-----------------------------------------------------------------|---------|--|
| England & Wales                                                 |         |  |
| EU Directive 2002/91/EC                                         |         |  |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |  |
| (1-20)                                                          | G       |  |
| (21-38)                                                         | F       |  |
| (39-54)                                                         | E       |  |
| (55-68)                                                         | D       |  |
| (69-80)                                                         | C       |  |
| (81-91)                                                         | B       |  |
| (92 plus)                                                       | A       |  |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |  |
| Potential                                                       | Current |  |

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

81

EPC

