



19 Franklin Drive

Tollerton | NG12 4ER | Guide Price £399,950 - £425,000

ROYSTON
& LUND

- Guide Price Range £399,950 - £425,000
- Village Location
- Two Reception Rooms
- Well-Maintained Rear Garden
- Freehold - EPC Rating
- Semi-Detached House
- Four Bedrooms; Three With Wardrobes
- Downstairs WC - Bathroom
- Driveway Leading To A Garage
- Council Tax Band C





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Royston & Lund are pleased to present this charming semi-detached house located on Franklin Drive in the picturesque village of Tollerton. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With four spacious bedrooms, there is ample space for everyone to enjoy their own private sanctuary.

The house features one bathroom which includes a three piece white suite including a bath with an overhead shower, WC and a wash basin. Spanning across 1,424 sq ft, this home offers a comfortable and inviting living space for you to make your own.

One of the standout features of this property is the parking space available to the front which leads to a garage. Whether you have a growing family or simply love to have extra space, this property provides the perfect canvas for you to create your dream home.

The private garden includes a patio area which is ideal for garden furniture, lush lawn and various plants/shrubs.

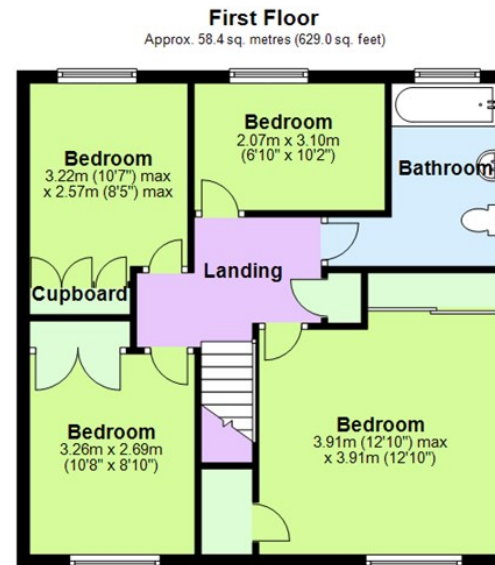
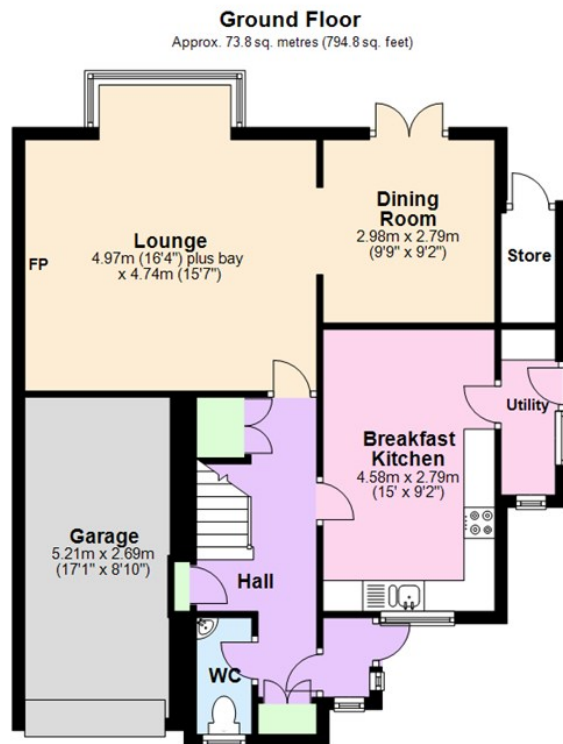
Tollerton offers essential amenities for its residents, including a primary school, village hall, and local shops for daily needs. Recreational facilities such as parks and sports grounds promote community engagement. Public transportation links ensure connectivity to nearby towns, while nearby healthcare services cater to residents' well-being.





EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		68	
(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 (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	



Total area: approx. 132.3 sq. metres (1423.8 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.

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