



59 Burnside Grove

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

ROYSTON
& LUND

- Guide Price Range £399,950 - £425,000
- Driveway & Garage
- Kitchen & Utility Room
- Central Village Location
- EPC Rating E
- Extended Detached Family Home
- Lounge/Diner & Playroom
- South Facing Rear Garden
- Freehold
- Council Tax Band D





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Royston and Lund are delighted to bring to the market this extended four bedroom detached family home in the highly sought after village of Tollerton. The property benefits from off street parking and a single integral garage & is conveniently located within the centre of the village within walking distance of the local amenities nearby including a pub, post office, independent businesses, Little Waitrose, Primary School and a nursery.



Entering into the hallway there is access into the lounge/diner, kitchen and stairs to the stairs to the first floor. The lounge/diner has a bay window and a feature log burner and to the rear there is a further room that could be used as a playroom or a study. The kitchen has space for a range of freestanding appliances, built in storage and a separate utility room.

To the first floor there are three double bedrooms, a single bedroom, a bathroom consisting of a bath with shower overhead and wash basin with a separate WC. To the rear of the property there is a south facing garden with a raised patio area with steps down to a lawn, mature shrubs, trees and hedged/fenced boundaries.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

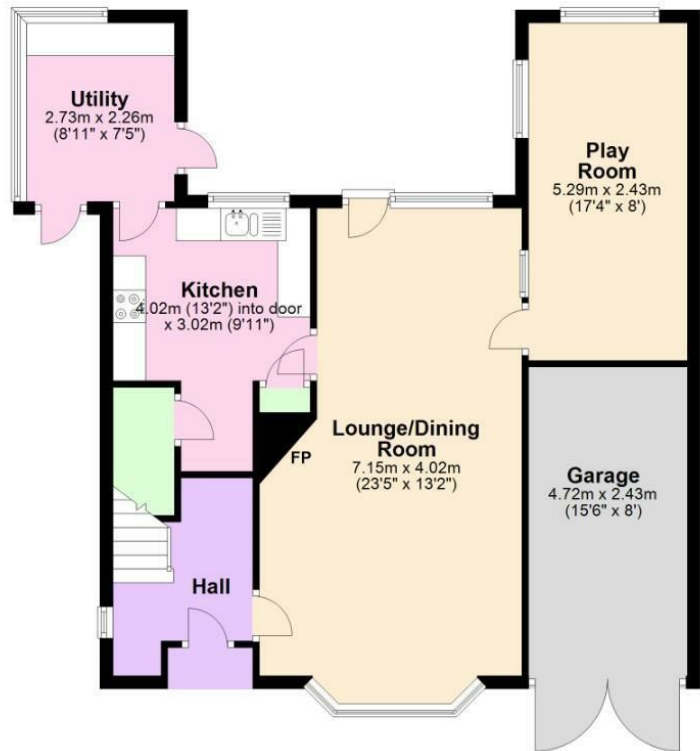
England & Wales EU Directive 2002/91/EC

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

Ground Floor
Approx. 76.7 sq. metres (825.5 sq. feet)



First Floor
Approx. 58.8 sq. metres (632.8 sq. feet)



Total area: approx. 135.5 sq. metres (1458.3 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 PlanUp.

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