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&L

83 Melton Road

Tollerton | NG12 4EN | Guide Price £595,000

ROYSTON
& LUND

- Larger Than Average Plot
- Village Shop, Air Hostess Pub, School, Church
- Entrance Hall, Ground Floor WC, Two Reception Rooms
- Block-Paved Driveway - Double Garage
- EPC Rating E - Freehold
- Traditional Link Detached Home On Melton Road
- Excellent Transport Links To Nottingham
- Five Bedrooms - Family Bathroom With A Freestanding Bath
- Stunning Field Views
- Council Tax Band E





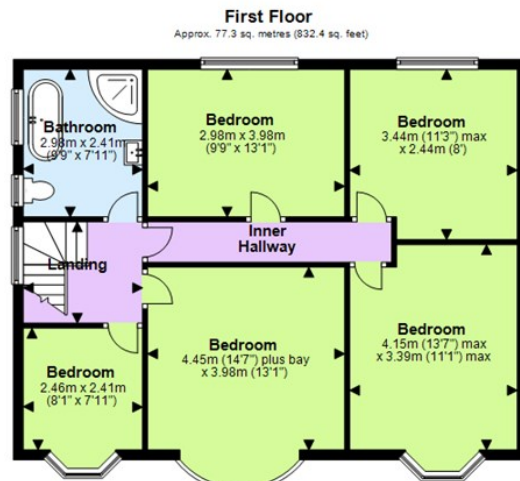
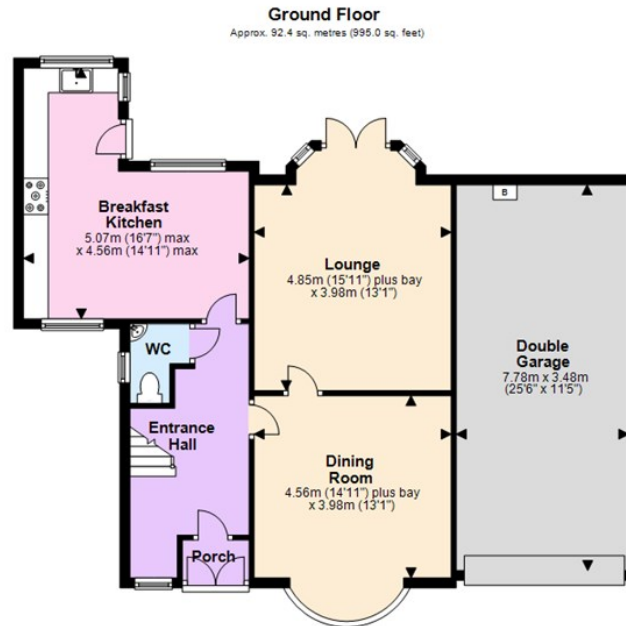
Royston & Lund are thrilled to present this traditional style link detached family home on Melton Road in the village of Tollerton. Tollerton offers amenities including a village shop, the Air Hostess pub, a primary school and St. Peter's Church. Recreational facilities feature a playground, sports fields, and a village hall hosting community events. Excellent transport links connect Tollerton to Nottingham and surrounding areas.

Stepping inside the property through the porch you are greeted by the welcoming entrance hall which provides access to the accommodation throughout, including a useful ground floor WC which is situated conveniently underneath the stairs. There are two reception rooms; the dining room with a bay window to the front and the lounge with a fireplace and French doors into the vast rear garden. Lastly, for the ground floor there is the stylish breakfast kitchen which benefits from integrated appliances, sleek countertops, Belfast sink and fitted units providing storage.

To the first floor there are five bedrooms; four of which are excellent sized doubles. The property has been extended to the first floor above the double garage. The bedrooms are complemented by the family bathroom which consists of a four piece white suite comprises of a freestanding bath, shower, wash basin and a WC.

Outside, to the front there is a block-paved driveway providing off-street parking for multiple cars. The driveway leads to a double garage which is controlled via an electric fob. To the rear there is the garden which has been well-maintained by the current vendors and includes a lawn, patio area, plants/shrubs (including fruit trees) and hedgerow boundaries making it secure.





Total area: approx. 169.8 sq. metres (1827.5 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		83
(69-80) C		
(55-68) D	52	
(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

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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