



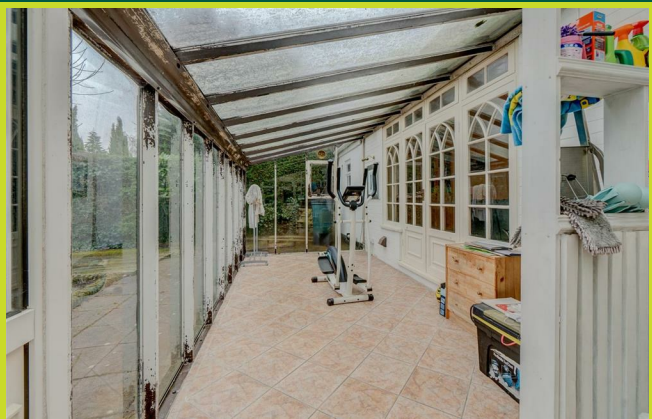
75 Melton Road

Tollerton | NG12 4EN | Asking Price £450,000

ROYSTON
& LUND

- Four Bedroom Bungalow
- Ensuite
- Off Street Parking
- Amenities Close By
- EPC Rating - D
- Integrated Kitchen Appliances
- Larger Than Average Rear Garden
- Single Garage
- Excellent Transportation Links
- Freehold - Council Tax Band Rating - F





A well presented VERSATILE THREE BEDROOM family home situated on a FANTASTIC PLOT with LARGE REAR GARDEN.

Tollerton offers amenities including a village shop/post office, the Air Hostess community pub, a sought after primary school, St. Peter's Church, petrol station/Waitrose and Chinese restaurant. Recreational facilities feature a playground, sports fields, and a village hall hosting community events such as Beavers, Brownies, Clubs and Scouts. Excellent transport links connect Tollerton to Nottingham and surrounding areas.

Ground floor accommodation consists of a generous sized living room with electric fireplace and access to the rear conservatory via french opening doors. The kitchen/dining room is an ample size with integrated appliances such as an oven/grill, gas hob and extractor fan, with room to add further freestanding appliances, and also gives access to the conservatory to the rear aspect of the property. The dining area is a lovely space to accompany family and friends. There are three double bedrooms on the ground floor, the main bedroom having the benefit of an ensuite shower room, the second bedroom having the convenience of built in wardrobes, and the third is a well proportioned size currently being used as office space. The ground floor also boasts a separate three piece suite bathroom, cupboard spaces and under stair storage.

To the first floor there is a large loft room that lines the length of the house making this space very generous, this space also includes cupboard and eaves storage space for added convenience.

Facing the property there is a private in out driveway making manoeuvring vehicles an easy task, there is also a single garage for added benefit. To the rear of the property there is a beautiful and generous size garden space with pathway leading down to the end of the garden, which also has water feature and bridge. Ample decking space, a lawned area and matured shrubbery finishes it to a high standard.





Total area: approx. 202.1 sq. metres (2175.9 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		79
(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

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.

**ROYSTON
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