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12 Stanstead Avenue

Tollerton | NG12 4EA | Guide Price £399,995

ROYSTON  
& LUND



- Guide Price Range £399,995 - £425,000
- Three Bedrooms - Bay Fronted
- Extended to the Rear
- Secluded Rear Garden
- EPC Rating E
- Detached Family Home
- Two Reception Rooms
- New Roof Fitted 2024
- Immaculately Presented
- Council Tax Band D







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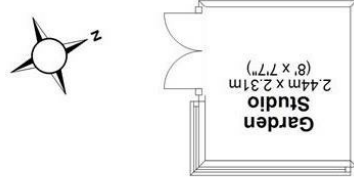
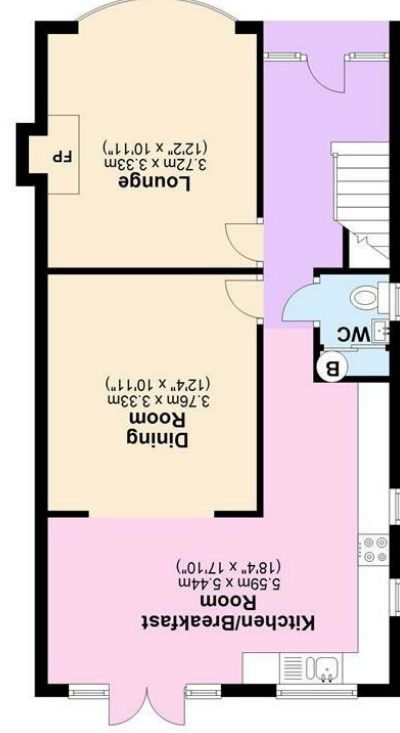
An EXTENDED three bedroom DETACHED home in the highly sought after village of Tollerton. The property benefits from off street parking to the front and is immaculately presented throughout, and having a new roof fitted in 2024 Tollerton benefits from fantastic schools and local amenities and is situated for convenient access to the A52, A46 and West Bridgford Town Centre.



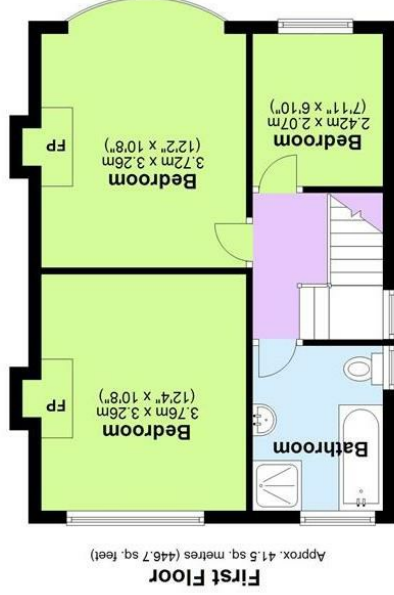
Entering into the hallway that benefits from a downstairs WC, there is access into both reception rooms, kitchen and stairs to the first floor. The lounge benefits from a bay window and there is a dining room to the rear. The kitchen breakfast room wraps around the dining room and has light pouring in through the windows and skylights and benefits from fully integrated appliances including fridge/freezer, low level oven, gas hob, extractor fan, dishwasher and washing machine.

To the first floor there are two well proportioned double bedrooms, one single bedroom and a four piece family bathroom consisting of a bath, separate shower, WC and wash basin. Towards the rear of the property there is a secluded long garden with a wide range of mature shrubs, a garden studio, vegetable/fruit patch, decking, lawn and hedged boundaries.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Ground Floor



Total area: approx. 98.1 sq. metres (1056.3 sq. feet)

England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
Potential		Potential	
Current		Current	
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
G		G	
F		F	
E		E	
D		D	
C		C	
B		B	
A		A	
(92 plus)		(92 plus)	
(81-91)		(81-91)	
(69-80)		(69-80)	
(55-68)		(55-68)	
(39-54)		(39-54)	
(21-38)		(21-38)	
(1-20)		(1-20)	
51		79	

EPC

