



46 Tollerton Lane

TOLLERTON

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TOLLERTON, NOTTINGHAM, NG12 4FQ

Occupying a truly enviable position with uninterrupted views across rolling countryside, this wonderful three-bedroom detached home offers a rare blend of flexible accommodation, modern enhancements and an exceptional setting. The property has been thoughtfully improved over recent years, including the modernisation of the ground floor bathroom in 2020 with the addition of underfloor heating, the construction of a high-quality garden studio in 2020, and the creation of a stunning first floor primary suite in 2021 complete with ensuite facilities.

The home is ideally positioned within close proximity to local amenities, including nearby shops, a well-regarded public house and convenient bus routes, while still enjoying a peaceful semi-rural outlook. The generous plot provides ample parking, a single garage and a beautifully maintained garden designed to make the most of the far-reaching views.





The front door opens into a welcoming tiled entrance porch, offering space for seating and wall-mounted storage for coats and shoes. An internal door leads into the main hallway, which provides access to the principal ground floor accommodation.

Positioned at the rear of the property, the kitchen is fitted with an extensive range of gloss cream base and wall units, complemented by solid stone worktops, matching splashbacks and tiled walls. A breakfast bar offers seating for two and provides additional preparation space. Integrated appliances include a fridge freezer, slimline wine fridge, double oven and dishwasher. Set beneath the window, the one and a half bowl stainless steel sink with drainer enjoys a pleasant outlook, making everyday tasks more enjoyable.



A door from the kitchen leads into a practical tiled utility room, which houses the boiler and offers fitted cabinetry with worktop space, along with two undercounter spaces for white goods. A stainless steel sink with double drainer adds further convenience. From here, there is access to a cloakroom fitted with a WC and wash hand basin, as well as a door opening directly onto the garden patio, making it particularly useful when entertaining outdoors.





Also to the rear of the property is the impressive open plan living and dining space, designed to maximise both comfort and the surrounding views. The dining area provides ample room for a substantial table and accompanying furniture, flowing seamlessly into the living area where an electric fire is set within an attractive stone fireplace with matching hearth. Sliding glass doors open into the garden room, perfectly framing the far-reaching countryside beyond.

The garden room is a standout feature of the home, forming a light-filled extension of the living space. This beautifully appointed room benefits from underfloor heating, a striking lantern skylight and a large uninterrupted picture window that captures the stunning garden and field views. Patio doors open directly onto the terrace, creating an ideal setting for indoor and outdoor entertaining.







To the front of the property are two well-proportioned double bedrooms, both benefitting from attractive bay windows and fitted wardrobes, offering comfortable and versatile accommodation.

The ground floor bathroom was modernised in 2020 and is finished to a high standard, featuring marble-effect tiling to both walls and floor. A spacious walk-in shower with contrasting tiling includes both rainfall and handheld shower fittings, while a separate bathtub with inset shelving provides additional practicality. A large vanity unit with integrated sink sits beneath a mirrored, illuminated cabinet, complemented by a heated towel rail and WC.



A glazed door from the hallway leads to the staircase rising to the first floor, where an impressive master bedroom and ensuite has been created following an extension in 2021.

This superb bedroom offers generous proportions, easily accommodating a king-size bed, and is enhanced by French doors which open to take full advantage of the breathtaking countryside views. Eaves storage cupboards provide useful additional space.

The ensuite shower room is stylishly finished with full tilting window and includes a walk-in shower with both rainfall and handheld shower fittings. A wash hand basin is set within a vanity unit, alongside a WC, creating a well-appointed and private suite.



grounds & gardens

To the front of the property, a block paved driveway extends to both the front and side, providing ample off-street parking for at least four vehicles and leading to the single garage. A generous front lawn sits to the side, enhancing the property's kerb appeal.

Side access leads past the garage, with a gate opening into the rear garden. The rear garden is a particularly attractive feature, thoughtfully arranged to maximise both usability and the exceptional outlook. A tiered block paved patio sits immediately to the rear of the property, linking seamlessly with both the utility and garden room doors, and providing an ideal space for al fresco dining, relaxation and entertaining.

Steps lead down onto a lawned garden, where a pathway guides you toward a garden studio positioned midway along the plot. Constructed in 2020, this versatile building benefits from electricity, lighting and soundproofing, making it ideal for a variety of uses including a home office, studio or hobby space.

The remainder of the garden is predominantly laid to lawn and bordered in a way that preserves the open aspect, with a low fence at the rear allowing uninterrupted enjoyment of the stunning countryside views beyond.





local amenities

The village of Tollerton is much favoured by purchasers who seek good local amenities and schooling, with a popular public house, post office and shopping parade.

The nearby village of Keyworth offers a range of shops, supermarkets, health centre, leisure centre, hair salons and dentist, several public houses and restaurants. There is a regular bus service providing access to West Bridgford (stopping at Trent Bridge and terminating in Nottingham City Centre).

services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas boiler. None of the services or appliances have been tested by the agent.

fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

finer details

Local Authority: Rushcliffe Borough Council
Council Tax Band: E

Tenure: Freehold
Possession: Vacant possession upon completion.

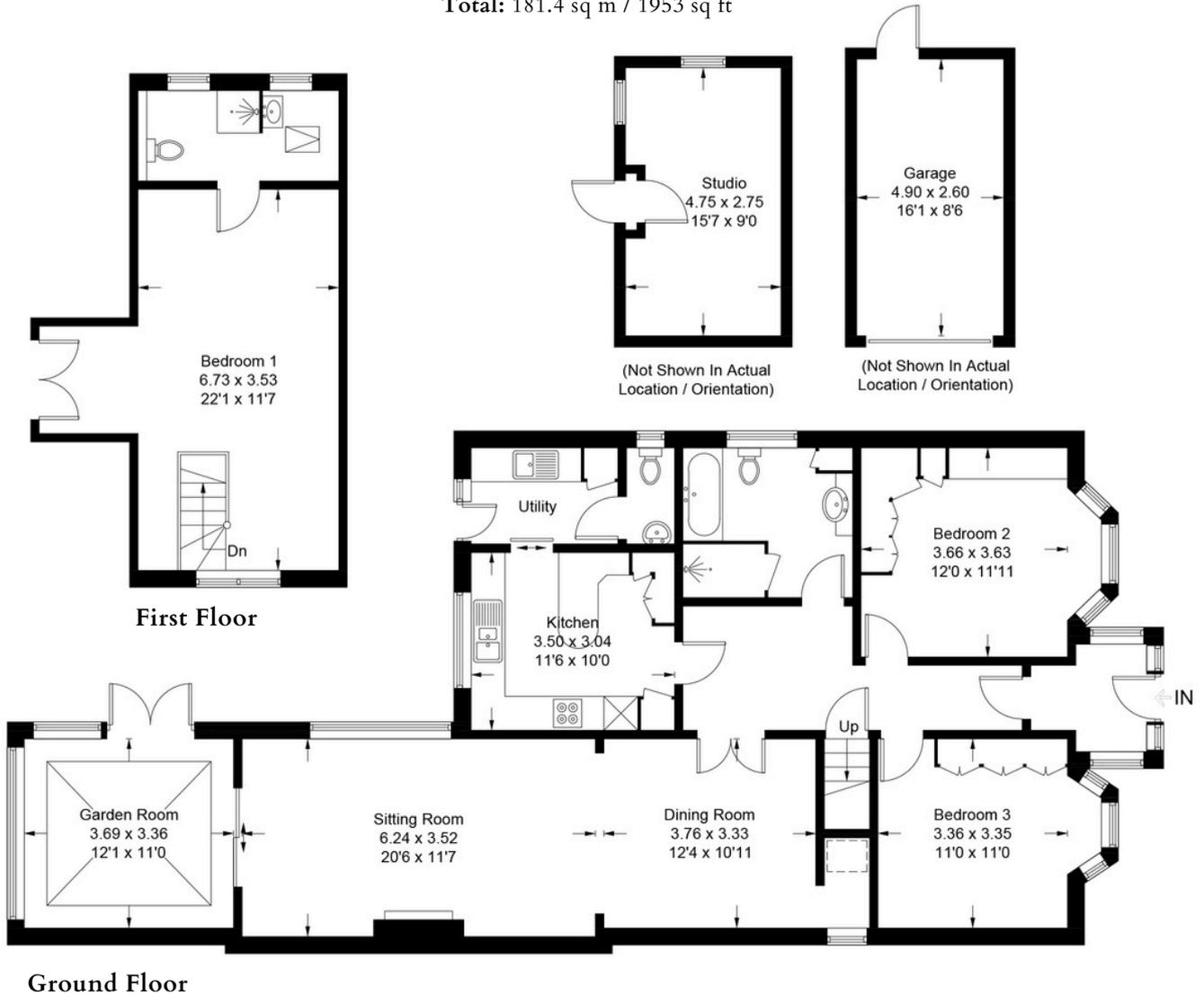
EPC rating: 69 | C
EPC potential: 77 | C

finer details

Approximate Gross Internal Area: 155.6 sq m / 1675 sq ft

Outbuildings: 25.8 sq m / 278 sq ft

Total: 181.4 sq m / 1953 sq ft



Plans: The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.



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