

2 Lothian Road

Tollerton | NG12 4EH | £535,000

ROYSTON & LUND

- Three Bedroom Detached Family Home
- Ground Floor WC
- High Quality Fixtures And Fittings
- Spacious Double Bedrooms
- EPC Rating - TBC
- Gloriously Extended
- Separate Utility
- Four Piece Family Bathroom
- Open Plan Living
- Freehold - Council Tax Band - C

















Royston and Lund are delighted to bring to the market this three-bedroom gloriously extended detached property situated in the highly sought-after village of Tollerton. With amenities close by, being within the catchment area for well-regarded schools, and offering excellent transport links, this property would be a great fit for a growing family or a buy-to-let investor.

The ground-floor accommodation comprises an entrance hall leading to the first floor and into the gloriously extended kitchen/family room, which consists of high-quality recessed wall units and a colour-matched kitchen island with a hob and sink. Positioned to the rear is a vaulted snug area featuring double skylights, French doors, and bi-fold doors leading to the rear garden. The kitchen as a whole boasts more than enough space for family and friends.

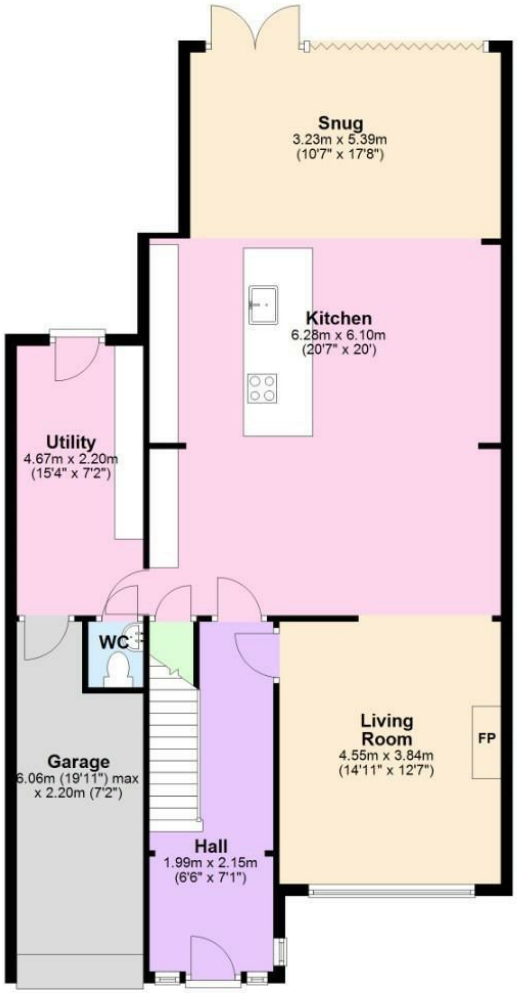
Located to the front aspect is the living room, which benefits from a large front-facing window and a log burner for the winter months. The ground floor is completed by a utility room with a separate wash basin and space for freestanding white goods, while also providing access to the rear garden through a barn-style rear door. There is also a ground-floor WC and additional storage space.

To the first floor, there is a spacious landing leading to three well-proportioned double bedrooms. The principal bedroom benefits from an en-suite, which can be specified to the buyer's choice. All three bedrooms are served by a four-piece family bathroom comprising a separate bath and shower, wash basin, and WC.

To the front of the property, there is ample off-street parking provided by a double driveway leading to a single garage. To the rear, there is a patio area extending from the rear extension, leading onto a lawn that stretches back to a decking area overlooking the fields beyond.

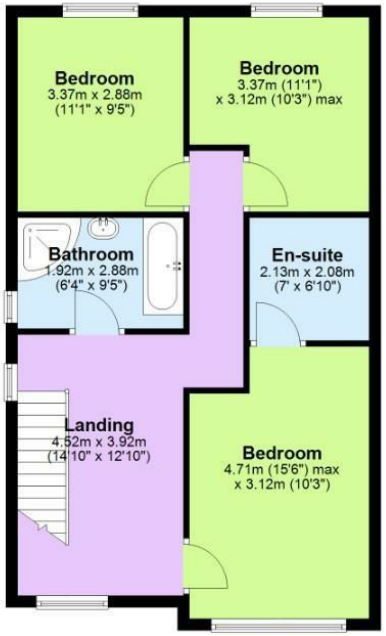
Ground Floor

Approx. 113.5 sq. metres (1222.2 sq. feet)



First Floor

Approx. 62.3 sq. metres (670.5 sq. feet)



Total area: approx. 175.8 sq. metres (1892.7 sq. feet)

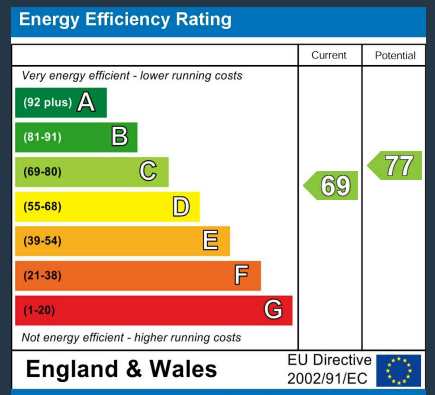
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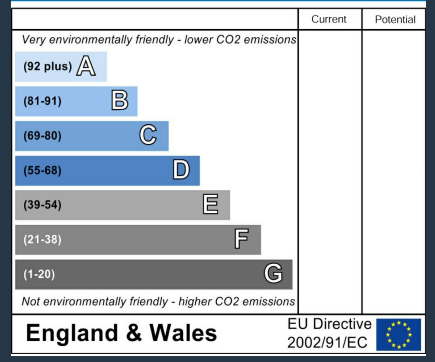
The Property Ombudsman

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THE GUILD PROPERTY PROFESSIONALS

EPC





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