



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.

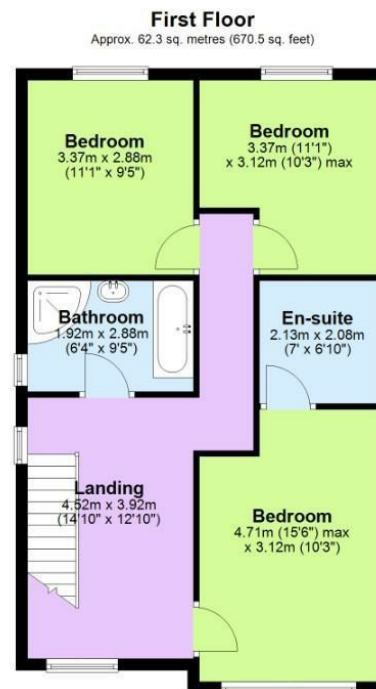
The ground-floor accommodation comprises an entrance hall leading to the first floor and into the gloriously extended kitchen/family room, which consists of high-quality recessed wall units and a colour-matched kitchen island with a hob and sink. Positioned to the rear is a vaulted snug area featuring 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.





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

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.



EPC

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

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