



32 Sedgley Road
Tollerton

BROWN & CO



32 Sedgley Road, Tollerton, NG12 4EU

Tucked away in the ever-popular village of Tollerton, this beautifully presented three-bedroom detached home offers the perfect blend of space, privacy and outdoor living.

The accommodation is both light-filled and well-proportioned, ideal for modern family life. A welcoming entrance leads through to a spacious lounge, dining room and kitchen with utility room and downstairs W.C. perfectly suited for entertaining or everyday living. Upstairs, three well-sized bedrooms provide comfortable accommodation, served by a contemporary family bathroom.

Externally, the property truly comes into its own. To the front of the property there is a garage and driveway with off road parking. The generous rear garden is a standout feature-offering a private, well-maintained outdoor space ideal for relaxing, entertaining, or family enjoyment. Whether it's summer barbecues, children's playtime or simply unwinding in the sun, this garden delivers.

Please note there is the opportunity to purchase with vacant possession or with tenants in situ. No onward chain.



ACCOMMODATION

Ground Floor

Double glazed porchway leading into a spacious hallway with stairs rising to first floor and a storage cupboard. Leading to;

Living Room

Double glazed window to the front with central heating radiator, feature fireplace and open archway to the

Dining room

With double glazed patio doors to the rear, overlooking the back garden, leading to the

Kitchen

Double glazed window overlooking the rear garden, stainless steel drainer sink, space for washing machine, oven, integrated dishwasher, worktops, with tile splash back, a range of low- and high-level storage cupboards, tiled floor and pantry. Leading to

Utility

With storage cupboard and downstairs W.C. double glazed external door to back garden and passageway.

Bedroom 1

Large double bedroom, double glazed window overlooking the back garden, central heating radiator and built in wardrobes.

Bedroom 2

Double bedroom with double glazed window overlooking the front garden, central heating radiator and built in wardrobes.

Bedroom 3

With double glazed window overlooking the rear garden & central heating radiator.

Bathroom

Modern three-piece suite consisting of WC, wash hand basin and a bath with shower over. Tall radiator and mirror.

Outside

Larger than average back garden, low maintenance grass and mature shrubs for the keen gardener. T Garden shed and space for summer house, External water tap and a decked seating area, perfect for the summer nights and entertaining. Driveway for two cars and a garage.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band D

Rushcliffe Borough Council

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1800 Mbps and an upload speed of 220 Mbps.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown & Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENTS NOTE

The property is being sold for a family member of Brown and Co.

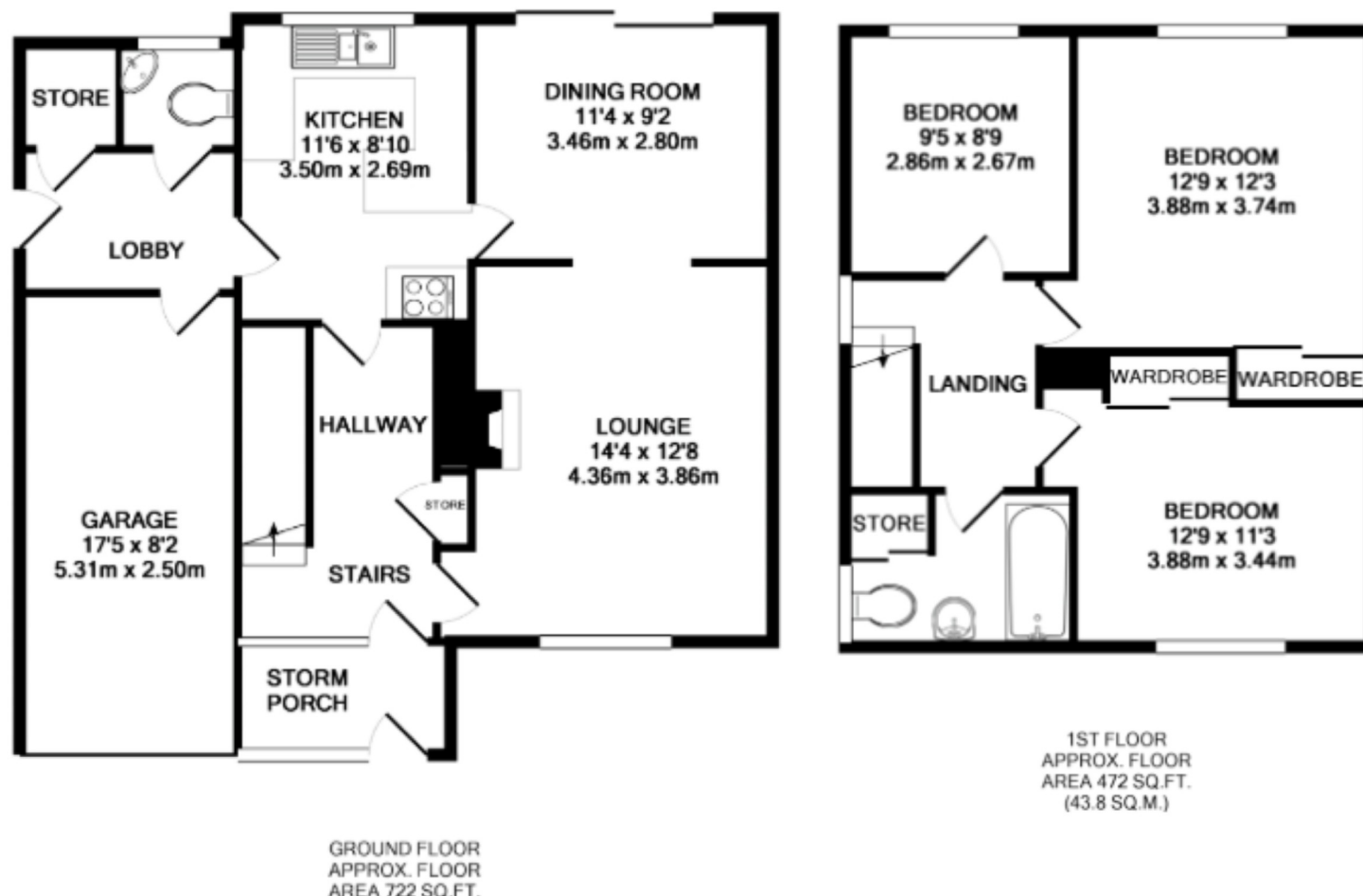
AGENT

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Energy performance certificate (EPC)

32 Sedgley Road Tollerton NOTTINGHAM NG12 4LU	Energy rating C	Valid until: 20 June 2036 Certificate number: 1300 5656 0622 3698 3683
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Property type	Detached house
Total floor area	95 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

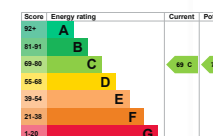
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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