



21 High Meadow,
Tollerton, NG12 4DZ

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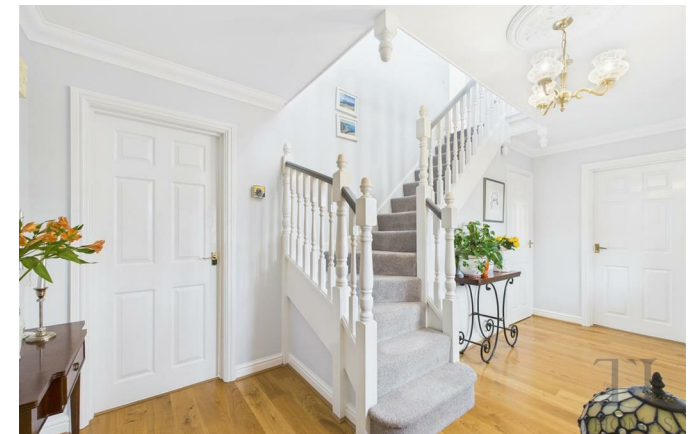
This well presented detached family home provides spacious accommodation arranged over two floors including: an entrance porch, an entrance hallway, a dual aspect lounge with French doors opening to the rear garden, a study, an open plan breakfast kitchen with a range of integrated appliances, a utility room, plus a cloakroom/wc on the ground floor, with the first floor landing giving access to four bedrooms (one with an en-suite shower room), and the four piece family bathroom.

Benefiting from gas central heating, and double glazing, the property has a good size enclosed garden to the rear, a further garden to the front, plus a large driveway and a double garage providing off road parking for a number of vehicles.

Situated in the desirable village of Tollerton, the property is within reach of local facilities including a primary school and public house. Main road routes and local transport links give access to Nottingham City Centre, as well as nearby villages.

Offered to the market with no upward chain. Viewing is recommended.

Asking Price £600,000





ACCOMMODATION

Double entrance doors open into the entrance porch. The entrance porch has lighting, laminate flooring, and a door opening to the entrance hallway.

The entrance hallway has stairs rising to the first floor, a storage cupboard, and doors into the lounge, the study, and the ground floor cloakroom/wc.

The dual aspect lounge has a window to the front, a fireplace with a wooden surround, ceiling lights with ceiling roses, French doors leading into the breakfast kitchen, and further French doors opening to the rear garden.

The open plan breakfast kitchen has a range of wall, drawer and base units, a sink and drainer unit with a mixer tap over, and integrated appliances including a dishwasher, a fridge, a freezer, a wine fridge, an electric oven, and an induction hob. There is a window to the rear, and access to the utility room.

The utility room has base units, and space and plumbing for a washing machine. The boiler is housed in a cabinet here.

The ground floor cloakroom/wc has a wash hand basin and a wc. There is a window to the side.

Finally on the ground floor, the study has a window to the front.

On reaching the first floor, the landing has doors into all four bedrooms, and the family bathroom.

Bedroom one has a window to the rear, and a door into an en-suite shower room. The en-suite shower room has a shower cubicle, a wash hand basin, and a wc.

Bedroom two has a window to the front.

Bedrooms three and four both have windows to the rear.

Completing the accommodation, the family bathroom has a bath, a separate shower cubicle, a wash hand basin with a mixer tap over, and a wc. There is a window to the rear, an extractor fan, and a heated towel rail.

OUTSIDE

At the front of the property, there is a lawned garden with mature shrubs and trees.

The driveway provides off road parking for up to six vehicles, and in turn gives access to the DOUBLE GARAGE (with an up and over door).

There is a good size garden to the rear of the property which includes; a patio seating area, a lawned area, and mature shrubs. Fully enclosed, the garden has an external tap, and security lighting.

Council Tax Band

Council Tax Band F. Rushcliffe Borough Council.

Amount Payable 2025/2026 £3,679.85.

Referral Arrangement Note

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MONEY LAUNDERING

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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		



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