



69 Burnside Grove

Tollerton | NG12 4EB | Offers In Excess Of £300,000

ROYSTON
& LUND

- Detached chalet bungalow
- Lounge and conservatory
- Large rear garden with south facing aspect
- Situated in Tollerton
- EPC rating D
- Three double bedrooms
- Bathroom and shower room
- Driveway and garage with electric door
- Freehold
- council tax band D





Virtual tour available upon request

This stunning three bedroom detached chalet bungalow is situated in Tollerton village and benefits from a well proportioned south facing plot, whilst also having off street parking and a detached single garage with electric up and over door.

The entrance porch leads into the hallway that allows access to the two ground floor bedrooms, bathroom and living room with stairs also leading to the second floor. The bedrooms are situated towards the front of the property and both are double rooms with built in storage in the larger of the two. There is a modern bathroom with shower over the bath, WC and wash basin. The kitchen benefits from a built in dishwasher and a separate lobby area that houses the boiler and has space for the washing machine & dryer. The lounge benefits from a gas fire and has double doors leading into the conservatory.

To the second floor there is a shower room and another double bedroom with storage in the eaves on both sides running the width of the property.

Tollerton village lies just three miles South of Nottingham City Centre, this very desirable and sought after location offers rural surroundings yet close to a variety of facilities to include a park with multi-use games area and new interactive play area, primary school, local Inn and public transport services.

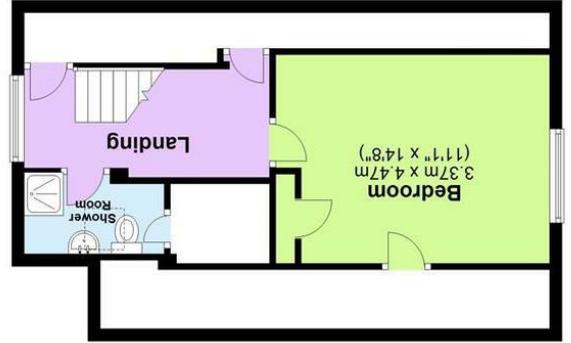
Tollerton is within easy access of all major road networks, East Midlands Airport, East Midlands Parkway Railway Station and Nottingham City Centre.



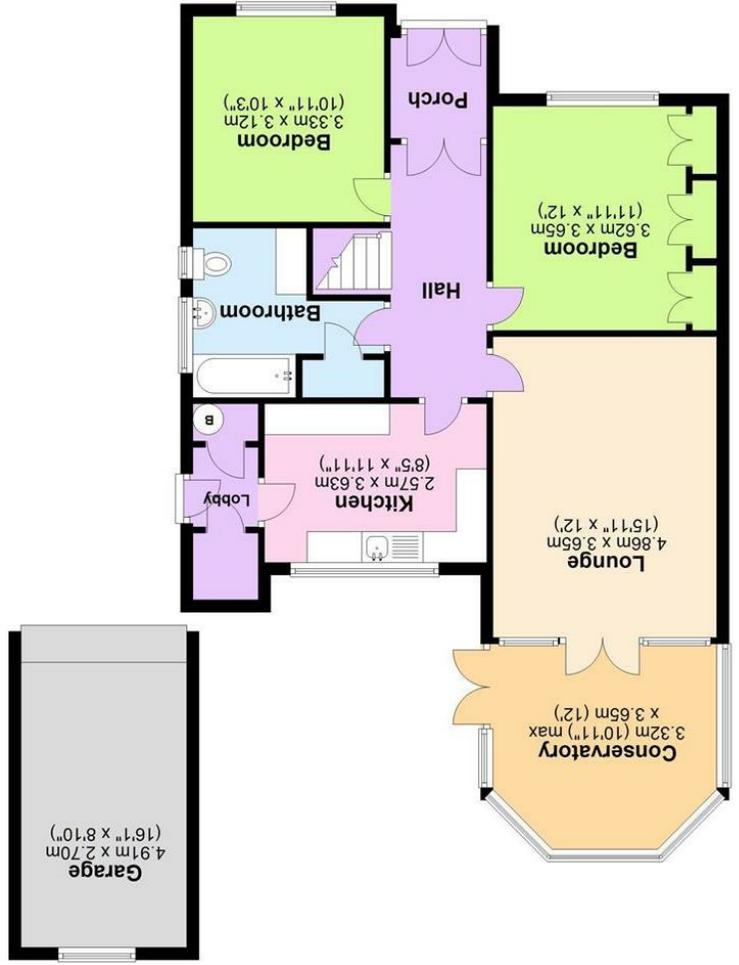
These particulars, whilst believed to be accurate and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs	Not environmentally friendly - higher CO2 emissions	Very energy efficient - lower running costs	Very environmentally friendly - lower CO2 emissions
(1-20)	(1-20)	(92 plus)	(92 plus)
(21-38)	(21-38)	(81-91)	(81-91)
(39-54)	(39-54)	(69-80)	(69-80)
(55-68)	(55-68)	(55-68)	(55-68)
(69-80)	(69-80)	(43-54)	(43-54)
(81-91)	(81-91)	(21-38)	(21-38)
(92 plus)	(92 plus)	(1-20)	(1-20)
A	A	G	G
B	B	F	F
C	C	E	E
D	D	D	D
E	E	C	C
F	F	B	B
G	G	A	A
Potential	Potential	Current	Current

EPC



First Floor
Approx. 42.3 sq. metres (455.5 sq. feet)



Ground Floor
Approx. 97.5 sq. metres (1049.5 sq. feet)

Total area: approx. 139.8 sq. metres (1505.1 sq. feet)