



35 Burnside Grove

Tollerton | NG12 4ET | Offers Over £290,000

ROYSTON  
& LUND

- 3 Bed Detached
- Open Plan Living Dining room
- Off street Parking
- Move in ready condition
- Garage with access into the Property
- Sought after village location
- South Facing Rear Garden
- Well presented throughout
- Elevated Views over Village
- EPC D





Royston and Lund are delighted to bring this beautiful three bedroom detached property to the market, located on Burnside Grove at the heart of the village of Tollerton. The property enjoys elevated views to the south over the village and open countryside views beyond.

Recently decorated and benefitting from an open plan lounge and dining space in addition to the well apportioned and fitted kitchen this property offers just under 1000 square feet of internal space. There is ample off street parking via a double driveway, access from the garage into the property and sliding patio doors leading out onto the south facing patio and garden.

Situated in an enviable location close to village amenities including the pet shop, grooming salon, local post office and a 2 minute walk to the OFSTED outstanding primary school and Little Waitrose as well as having the Air Hostess Community Owned Pub close by.

The village is served by good transport connections via the Keyworth connection bus route running late nights every 15 minutes into West Bridgford and Nottingham city centre as well as providing easy access to the A46, A52, A453 and M1.

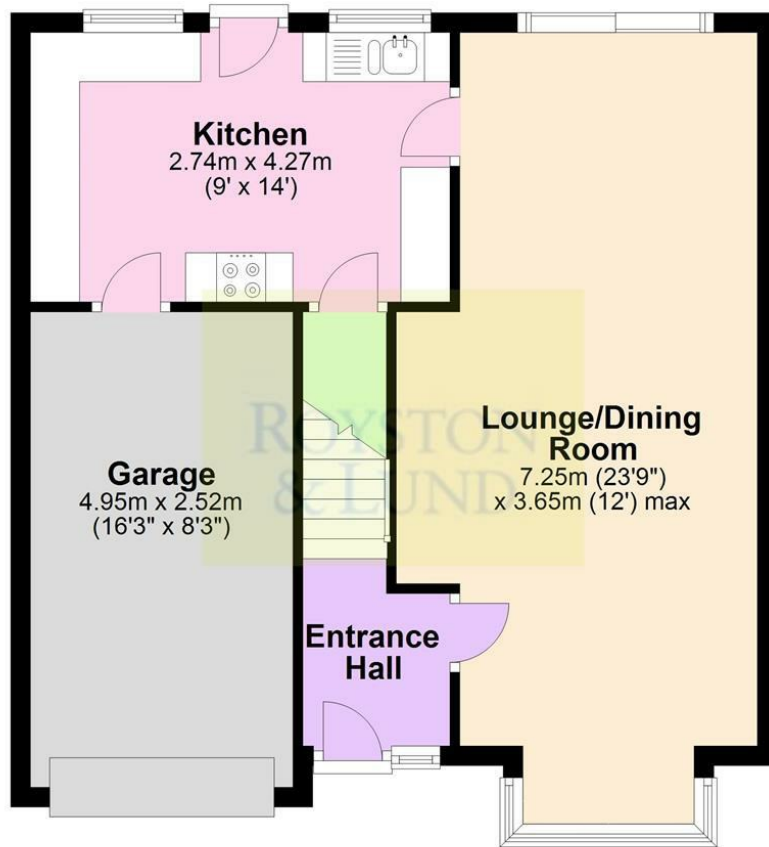


### EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

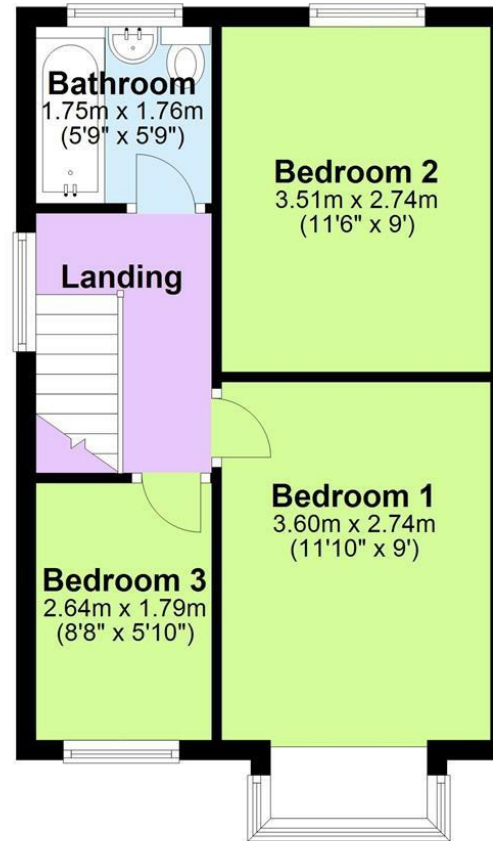
### Ground Floor

Approx. 55.3 sq. metres (595.2 sq. feet)



### First Floor

Approx. 34.7 sq. metres (373.9 sq. feet)



Total area: approx. 90.0 sq. metres (969.1 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.

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