

# SUPERIOR HOMES

## ROYSTON & LUND



# 25 Burnside Grove

Tollerton | NG12 4ET

Offers Over £499,950

A well-appointed and immaculately presented four-bedroom family home positioned in the ever-desirable village of Tollerton. Situated within walking distance of Tollerton Primary School and the award-winning Air Hostess pub and restaurant, the property also benefits from excellent transport links to the surrounding villages and Nottingham City Centre. This home would make an ideal purchase for a growing family.

The interior accommodation has been meticulously designed to create a wonderful open-plan living space, finished with high-quality fixtures and fittings, along with premium décor throughout. The kitchen boasts top-of-the-range base and wall units with integrated appliances, flowing seamlessly into the dining area and continuing through to the spacious family living room. Double sliding doors provide access to the rear patio and garden, creating the perfect space for indoor-outdoor living. A separate office has been added to the rear of the garage, while the ground floor is completed by a downstairs WC and a feature log burner, ideal for the winter months.

To the first floor are four well-proportioned double bedrooms. The principal bedroom and bedroom two, in particular, offer generous space and fitted wardrobes, while bedrooms three and four are also comfortable doubles. A particular feature of the property is the attractive countryside views enjoyed from the rear-facing bedrooms. The modern four-piece family bathroom complements the accommodation, comprising a separate bath, walk-in shower, wash basin, and WC.

To the front of the property is generous off-street parking provided by a spacious driveway, along with a half garage offering useful storage.





- Stunning Four Bedroom Family Home
- Detached
- Ample Off Street Parking
- Immaculately Presented Throughout
- Open Plan Living
- Beautiful Gardens
- Separate Outhouse With Power And Bar Area
- High Quality Fixtures And Fittings
- Close By To Numerous Amenities
- Excellent Transport Links











The rear of the property is undoubtedly its standout feature, beginning with a balcony and patio area accessed via the sliding doors, providing the perfect space to relax whilst enjoying uninterrupted views across Tollerton and the surrounding countryside. The tiered garden steps down to a generous lawn, complemented by well-stocked flower beds containing mature shrubs and bushes, along with a charming garden pond.



To the rear of the garden is a stunning outdoor entertaining area, accessed through a mature, trellised rose walkway, leading to a beautifully designed Greek taverna-inspired outdoor bar. This impressive space offers a generous patio, ideal for outdoor seating and al fresco dining, making it perfect for entertaining family and friends throughout the year.



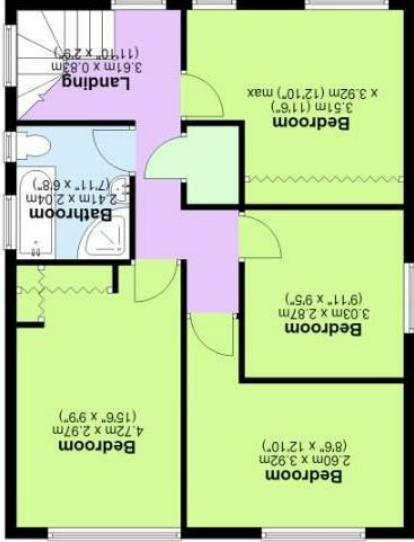
The detached outhouse is fully equipped with heating, power, and Wi-Fi, offering excellent versatility as a home office, gym, studio, or additional entertaining space.



Ground Floor  
Approx. 102.4 sq. metres (1101.8 sq. feet)



Total area: approx. 167.5 sq. metres (1803.1 sq. feet)



First Floor  
Approx. 65.2 sq. metres (701.3 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.

Tel: 0115 981 1888

ROYSTON & LUND

| England & Wales                             |           |  |
|---------------------------------------------|-----------|--|
| EU Directive 2002/91/EC                     |           |  |
| Not energy efficient - higher running costs |           |  |
| (1-20)                                      | G         |  |
| (21-38)                                     | F         |  |
| (39-54)                                     | E         |  |
| (55-68)                                     | D         |  |
| (69-80)                                     | C         |  |
| (81-91)                                     | B         |  |
| (92 plus)                                   | A         |  |
| Very energy efficient - lower running costs |           |  |
| Current                                     | Potential |  |
| 69                                          | 79        |  |

| Energy Efficiency Rating                                        |           |  |
|-----------------------------------------------------------------|-----------|--|
| EU Directive 2002/91/EC                                         |           |  |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |  |
| (1-20)                                                          | G         |  |
| (21-38)                                                         | F         |  |
| (39-54)                                                         | E         |  |
| (55-68)                                                         | D         |  |
| (69-80)                                                         | C         |  |
| (81-91)                                                         | B         |  |
| (92 plus)                                                       | A         |  |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |  |
| Current                                                         | Potential |  |
|                                                                 |           |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |  |
|-----------------------------------------------------------------|-----------|--|
| EU Directive 2002/91/EC                                         |           |  |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |  |
| (1-20)                                                          | G         |  |
| (21-38)                                                         | F         |  |
| (39-54)                                                         | E         |  |
| (55-68)                                                         | D         |  |
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| (92 plus)                                                       | A         |  |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |  |
| Current                                                         | Potential |  |
|                                                                 |           |  |

EPC

