



17A, Lenton Avenue, Tollerton, NG12 4EG

Guide Price: £525,000

This beautifully presented four-bedroom detached family home occupies a desirable position in the sought-after village of Tollerton, Nottingham, and is offered for sale freehold with no onward chain, allowing for a straightforward purchase.

The accommodation has been thoughtfully designed to provide generous living space throughout. The ground floor features two reception rooms, including a bright and inviting sun room that floods with natural light, perfect for relaxing or entertaining. The heart of the home is the open-plan kitchen and dining area, offering a contemporary space ideal for modern family living where cooking and socialising flow seamlessly together.

Upstairs, the impressive master bedroom benefits from its own private dressing room and stylish en-suite bathroom, creating a true retreat for the homeowners. Three further well-proportioned bedrooms and an additional family bathroom complete the first-floor accommodation, providing ample space for a growing family or guests.

Practical considerations have been well catered for with a useful utility room and a double garage offering secure parking and valuable storage space. Tollerton itself is a charming village offering excellent local amenities, highly regarded schools, and convenient transport links into Nottingham city centre and beyond, making this an exceptional opportunity to acquire a substantial family home in a wonderful location.

Accommodation & Amenities

- Four-bedroom detached family home in the sought-after village of Tollerton, Nottingham, offered freehold with no onward chain.
- Two reception rooms plus a bright sun room, perfect for relaxing or entertaining.
- Stunning open-plan kitchen and dining area, ideal for modern family living.
- Spectacular master bedroom complete with a private dressing room and en-suite bathroom.
- Three further well-proportioned bedrooms and a family bathroom, providing ample space for family or guests.
- Double garage, utility room, and excellent local amenities, schools, and transport links into Nottingham city centre.











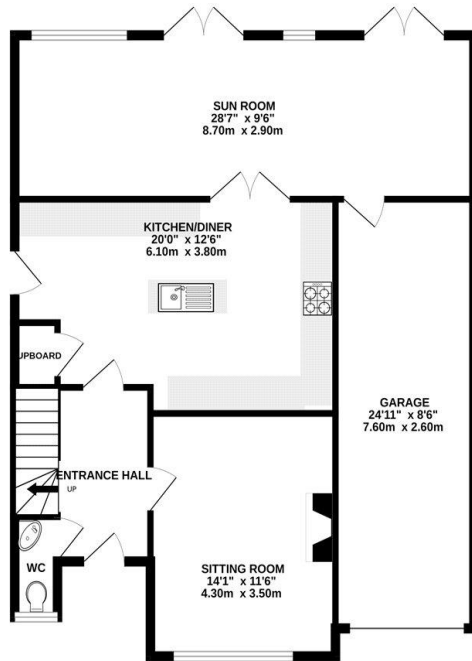
Energy rating and score

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

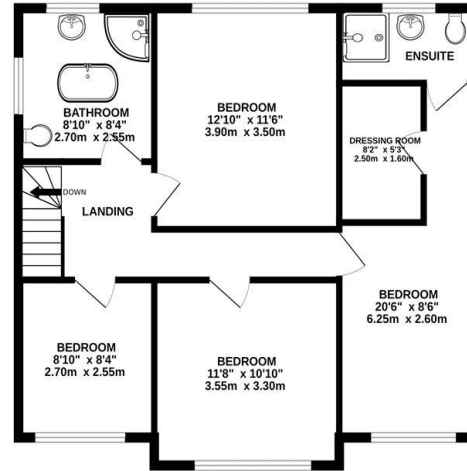
[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
966 sq.ft. (89.8 sq.m.) approx.



1ST FLOOR
727 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA : 1693 sq.ft. (157.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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