



ASHFORD
& MOULT
ESTATE AGENTS

PER MONTH

£3,250 Per month

Toad Lane

Nottingham, NG14 6AJ

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PROPERTY SUMMARY

An outstanding four-bedroom detached cottage-style home, set within the highly sought-after rural village of Epperstone, offering the perfect blend of countryside charm and modern comfort.

This beautifully presented home provides generous and versatile accommodation throughout, featuring two well-proportioned reception rooms plus a separate dining room and conservatory, ideal for both relaxing and entertaining. Alongside a well-appointed 'eat-in' kitchen designed for practical family living. There is a downstairs w/c for easy of access for when guests or family visit. To the first floor are four bedrooms, complemented by three bathrooms, creating an ideal layout for families or those seeking additional space for guests or home working.

Externally, the property enjoys attractive gardens which are professionally maintained by a private gardener, allowing tenants to fully enjoy the outdoor space without the upkeep.

Toad Hole Stables is perfectly positioned for those looking to embrace village life, with local shops and popular pubs within easy reach, while still enjoying the tranquillity of countryside surroundings.

This rental property would ideally suit working professional families or retired couples seeking a peaceful rural lifestyle within a welcoming village community.

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3



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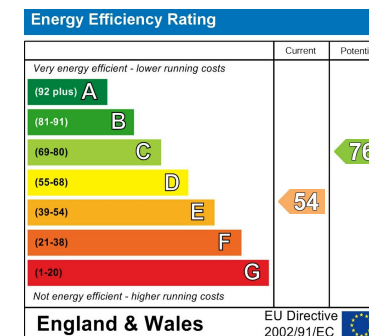
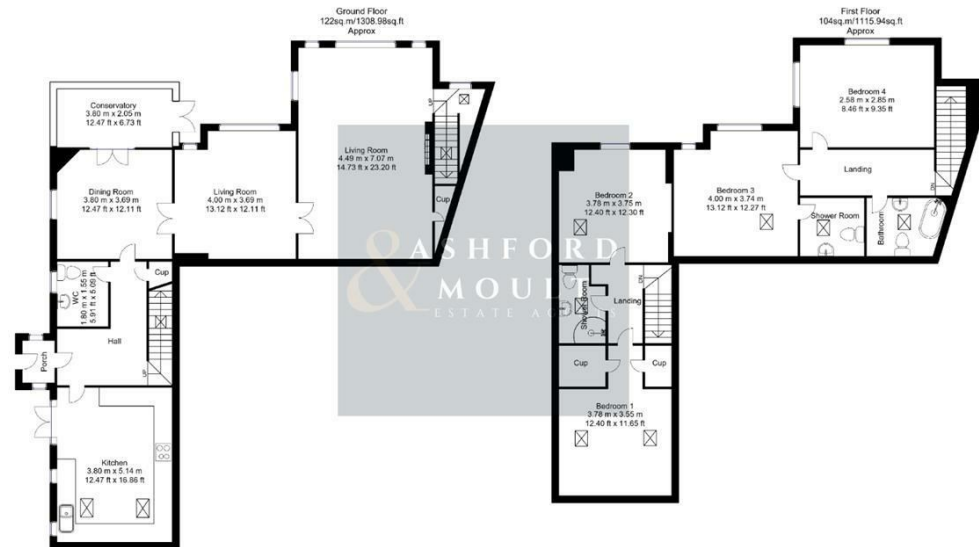


LOCAL AUTHORITY
Newark and Sherwood District Council

TENURE

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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