



12 Ling Crescent

Ruddington | NG11 6GG | Asking Price £290,000

ROYSTON  
& LUND



- Extended Semi-Detached House
- Open Plan Kitchen/Diner
- Three Bedrooms
- Rear Garden - Driveway
- EPC Rating C
- Ideal For A Growing Family
- Lounge With A Bay Window
- Bathroom
- Freehold
- Council Tax Band B







Royston & Lund are pleased to present this semi-detached house which is nestled in the charming village of Ruddington. This 3-bedroom extended house is a delightful blend of modern comfort and traditional charm. With a thoughtful extension, this property offers spacious and versatile kitchen/diner spaces, making it ideal for families and individuals seeking a welcoming home. The amenities nearby include local pubs, well-regarded schools and excellent commuting links to the surrounding areas.

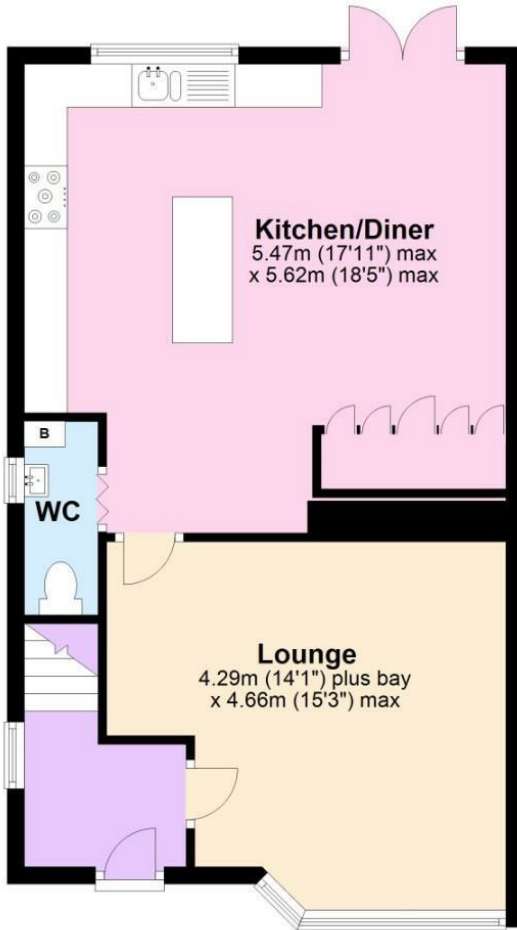


Upon entering the property you are greeted by the entrance hall which provides access to the lounge and the first floor via the stairs. The lounge is an excellent sized room with a bay window to the front. The kitchen/diner is the extended area of the property and offers an open-plan layout, providing a seamless flow between the kitchen and dining area which is perfect for entertaining and family gatherings. The kitchen includes integrated appliances, French doors and a feature centre island. Lastly, there is the benefit of a ground floor WC.

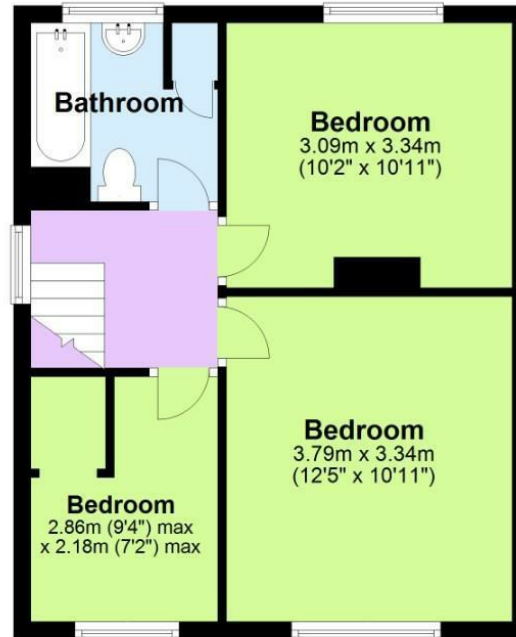
To the first floor there are three good-sized bedrooms which are complemented by a family bathroom with a three piece white suite including a WC, wash basin and a bath with an overhead shower.

Outside, there is a well-maintained rear garden which includes a lawn, patio area and a pond. To the front there is a driveway providing off-street parking.

**Ground Floor**  
Approx. 53.9 sq. metres (580.0 sq. feet)



**First Floor**  
Approx. 39.2 sq. metres (422.1 sq. feet)



Total area: approx. 93.1 sq. metres (1002.1 sq. feet)



**EPC**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>75</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		

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