



186 Ruddington Lane,  
Wilford, NG11 7DP

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This well presented semi detached home provides spacious and versatile accommodation that will suit the needs of a busy family.

Arranged over three floors, the accommodation includes; an entrance porch, an entrance hall, a living room, a separate dining room, a sun room, and a modern kitchen with a comprehensive range of integrated appliances on the ground floor, two good size bedrooms, a shower room and a separate wc on the first floor, along with a large landing area which would easily lend itself for use as a study, and a bright loft room/bedroom, with a fitted en-suite bathroom on the second floor.

Benefiting from gas central heating and UPVC double glazing, the property has a well maintained garden to the front, a low maintenance enclosed garden to the rear, plus a single garage providing off road parking.

The popular south Nottinghamshire suburb of Wilford is within easy reach of Nottingham City Centre, nearby villages, and the Queens Medical Centre. There are excellent commuting links, including main roads routes, and the tram link into the City. Local facilities include a supermarket, restaurants and pubs.

Viewing is recommended.

**Guide Price £335,000**





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## GROUND FLOOR ACCOMMODATION

### Entrance Door

Opening to the:-

### Entrance Porch

UPVC double glazed windows to the front and side elevations, wood effect laminate flooring, UPVC door opening to the:-

### Entrance Hall

Radiator, coving, built in cupboard (with a vent for a dryer), wood effect laminate flooring, stairs off to the first floor.

### Living Room

UPVC double glazed window to the front elevation, wood effect laminate flooring, radiator, coving, decorative fireplace.

### Dining Room

Wood effect laminate flooring, radiator, coving, open access to the:-

### Sun Room

UPVC double glazed windows to the rear and side elevations, wood effect laminate flooring, wall mounted electric heater, polycarbonate roof, and a door opening to the rear garden.

### Kitchen

Fitted with a range of wall drawer and base units with work surfaces over, one and a half bowl ceramic sink and drainer unit with a swan neck mixer tap over, space and plumbing for a washing machine, and integrated appliances including a Whirlpool dishwasher, a Baumatic fridge and freezer, an AEG oven and microwave oven, plus an AEG hob with an AEG extractor hood over.

UPVC double glazed windows to the side and rear elevations, part tiled walls, recessed spotlights.

## FIRST FLOOR ACCOMMODATION

### First Floor Landing

UPVC double glazed windows to the front and side elevations, radiator, coving, stairs off to the second floor.

### Bedroom Two

UPVC double glazed window to the front elevation, radiator, coving, fitted wardrobes with sliding doors.

### Bedroom Three

UPVC double glazed window to the rear elevation, wood effect laminate flooring, radiator, coving.

### Shower Room

Fitted with a pedestal wash hand basin, a low level dual flush wc, and a shower enclosure.

Opaque UPVC double glazed window to the rear elevation, part tiled walls, vinyl floor covering, radiator, coving, extractor fan, built in storage cupboard.

### Separate WC

Fitted with a low level flush wc.

Opaque UPVC double glazed window to the side elevation, vinyl floor covering, coving.

## SECOND FLOOR ACCOMMODATION

### Loft Room / Bedroom One

Two Velux windows, fitted wardrobes, radiator, recessed spotlights.

### En-Suite Bathroom

Fitted with a double ended panelled bath with central taps, a pedestal wash hand basin, and a low level dual flush wc.

Velux window, part tiled walls, vinyl floor covering, recessed spotlights.

## OUTSIDE

At the front of the property the well maintained garden is laid to lawn, with plant and shrub beds, and fenced and picket fenced boundaries. There is courtesy lighting, a paved pathway to the entrance door, and gated access to the rear.

The low maintenance rear garden is laid to a paved patio seating area. With fencing to the boundary, the garden houses a storage shed, has courtesy lighting, and gated access to the rear, providing access to the GARAGE.

### Council Tax Band

Council Tax Band C. Nottingham City Council.

Amount Payable 2024/2025 £2,248.61.

### Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

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## DISCLAIMER NOTES

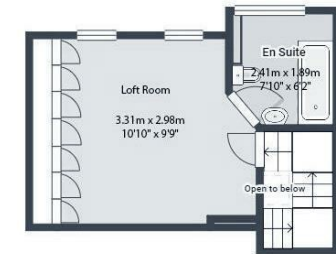
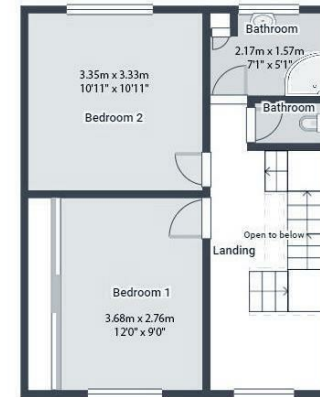
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## MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(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 energy efficient - higher running costs	
	<b>61</b>
	<b>77</b>
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	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	
EU Directive 2002/91/EC	



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.



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