



186 Ruddington Lane,
Wilford, NG11 7DP

TJ
THOMAS
JAMES

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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 (please note that there are no building regulations), 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





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 (please note that there are no building regulations)

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.

(please note that there are no building regulations)

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

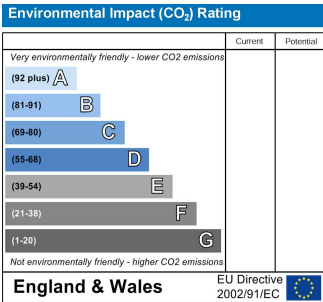
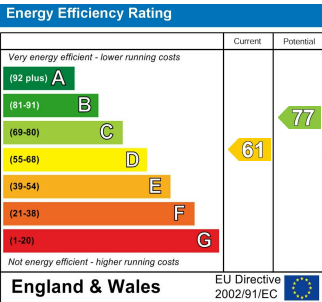
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DISCLAIMER NOTES

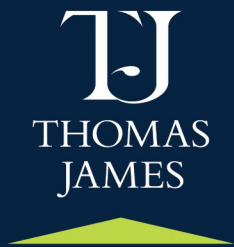
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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
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