



12 Lace Gardens,
Nottingham, NG11 6FH

TJ
THOMAS
JAMES

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This modern semi detached family home is situated on the exclusive Lace Gardens development, on the edge of the popular south Nottinghamshire village of Ruddington.

Built by Dwell Developments, the property is around five and a half years old, and provides spacious accommodation arranged three floors including; an entrance hallway, a lounge, a breakfast kitchen with a range of built in appliances and French doors opening to the rear garden, plus a utility room and a wc on the ground floor, three bedrooms (one en-suite), and a family bathroom on the first floor, and a further bedroom, with dressing area and en-suite, on the second floor.

Benefiting from gas central heating and double glazing, the property has an enclosed and landscaped garden to the rear, plus a block paved driveway providing off road parking for up to two vehicles at the front.

Ruddington enjoys a wealth of local facilities including shops, schools, restaurants, a doctors surgery and country park. Local transport links give access to Nottingham City Centre.

Viewing is highly recommended.

Guide Price £420,000





ACCOMMODATION

The composite entrance door opens to the entrance hallway. This large entrance hallway has tiled flooring, stairs off to the first floor, and doors opening to the ground floor wc (which is fitted with a two piece suite), the lounge, and the breakfast kitchen.

The lounge has windows to the front and side, laminate flooring, a radiator and spotlighting.

Fitted with a range of wall, drawer and base units, the breakfast kitchen has built in appliances including a fridge, a freezer, a Bosch dishwasher, a double oven, and an electric hob with an extractor hood over. The Worcester Bosch boiler is housed in a cabinet here, there is tiled flooring, spotlighting, a door to the utility room, and French doors opening to the rear garden.

The utility room has space and plumbing for a washing machine, space for a dryer, and an under stairs storage cupboard. There is a window to the rear, and a radiator.

On reaching the first floor, the landing has stairs off to the second floor, and doors into three bedrooms, and the family bathroom. One bedroom here has a range of built in wardrobes, and a fitted en-suite shower room.

The family bathroom is fitted with a panelled bath with a shower attachment over, a wc, and a wall mounted wash basin set in a vanity unit.

The main bedroom is situated on the second floor and has eaves storage, a dressing area with clothes hanging rails, and a fitted en-suite shower room.

OUTSIDE

The block paved driveway at the front of the property provides off road parking for up to two vehicles. A pathway leads to the entrance door, and there is gated access to the rear garden.

To the rear of the property there is a landscaped garden, which is fully enclosed, and includes; patio seating areas and a lawned area.

Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,463.04.

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.



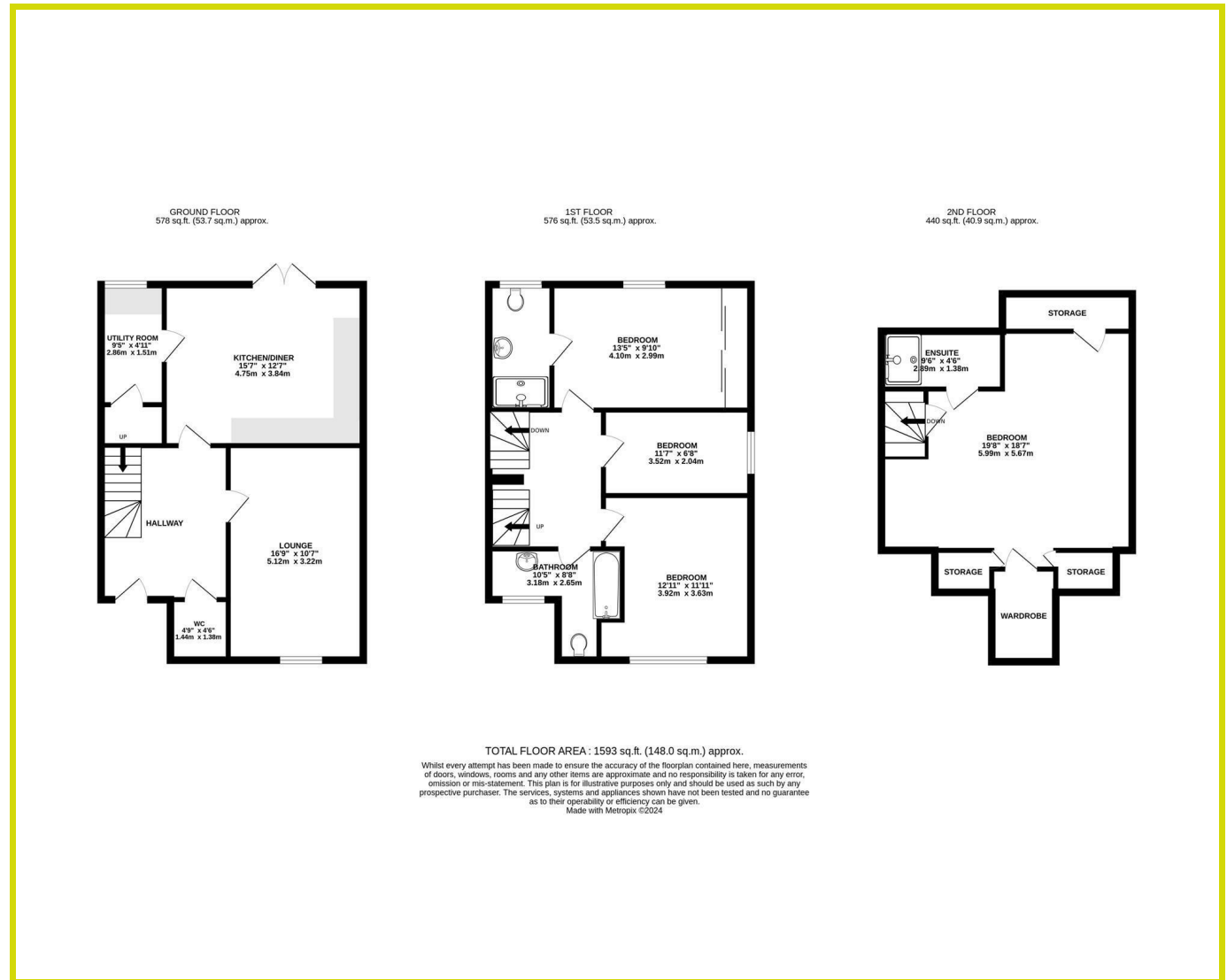
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MONEY LAUNDERING

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		83	93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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