



36 Kirk Lane,
Ruddington, NG11 6NN

36 Kirk Lane, Ruddington, NG11 6NN

**** Guide Price £850,000 - £875,000 ****

This well presented detached family home provides versatile accommodation arranged over two floors including two reception rooms, a sun room, a breakfast kitchen and a wc on the ground floor, with a family bathroom, three bedrooms, and a master suite including a bedroom, a nursery/dressing room, and an en-suite shower room on the first floor.

Benefiting from gas central heating and UPVC double glazing, the property enjoys a large, south-facing enclosed garden to the rear, plus a driveway and single garage (with utility space) providing off road parking for a number of vehicles at the front.

Situated close to the heart of the highly regarded south Nottinghamshire village of Ruddington, the property is within easy reach of excellent local facilities including shops, schools, churches, a doctors surgery and country park. Main road routes and local transport links give access to neighbouring villages, and to Nottingham City Centre.

Viewing is highly recommended.

Guide Price £850,000



GROUND FLOOR ACCOMMODATION

Open Storm Porch

With tiled flooring, and a UPVC entrance door (with stained glass windows to both sides) opening to the:-

Entrance Hall

Minton tiled floor, ceiling spotlights, radiator, stairs rising to the first floor (with a stained glass window to the half landing), an under stairs storage cupboard, access into the lounge and the ground floor cloakroom, and open access to the reception hall.

Lounge

Bay window to the front elevation (with stained glass panels), further window to the side elevation, log burner, radiator, ceiling light point.

Ground Floor WC

Fitted with a vanity unit incorporating the wash hand basin and the wc. Ceiling spotlights, heated towel rail.

Reception Hall

Floor to ceiling radiator, door to the GARAGE, Velux window, double doors opening to the second reception room, UPVC door opening to the sun room, and open access to the breakfast kitchen.

Second Reception Room

Windows to the side elevation, radiator, ceiling spotlights, log burner, French doors opening to the sun room.

Breakfast Kitchen

Fitted with a range of wall and base units, tiled splash backs and quartz work surfaces, one and a half bowl composite sink and drainer unit, space for a large

American style fridge/freezer, and a Picasso Range style oven and hob with an extractor hood over.

Bay window overlooking the rear garden, ceiling light points, radiator, and French doors opening to the sun room.

Sun Room

Ceiling spotlights, wall light points, radiator, French doors opening to the rear garden.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Loft access hatch, ceiling spotlights, doors into four bedrooms and the family shower room.

Bedroom Two

UPVC double glazed windows the rear and side elevations, original fireplace with a cast iron surround, storage cupboards, ceiling light point, radiator, television point.

Family Shower Room

Fully tiled and fitted with a three piece suite comprising; a shower cubicle with a rainfall shower and glazed screen, a wash hand basin, and a wc. Floor to ceiling heated towel rail, extractor fan, ceiling spotlights, window to the rear elevation.

Bedroom Three

UPVC double glazed window to the front elevation, original fireplace in a cast iron surround, ceiling light point, picture rail, radiator.

Bedroom Four

UPVC double glazed window to the front elevation, ceiling light point, radiator.





Master Bedroom Suite

With an inner hallway giving access to the bedroom and a nursery/dressing room.

The nursery/dressing room/study has two windows to the front elevation, ceiling light point, and radiator.

The bedroom has a radiator, two ceiling light points, a floor to ceiling window to the side, and a door opening to the en-suite.

En-Suite Bathroom

Fitted with a three piece suite comprising a panelled bath, a wash hand basin with a vanity unit beneath, and a low flush wc.

Three UPVC double glazed (one way privacy glass) windows to the rear elevation, a floor to ceiling radiator, ceiling spotlights.

OUTSIDE

The gravelled driveway to the front of the property provides off road parking for a number of vehicles, and in turn gives access to the SINGLE GARAGE. There are hedged and fenced boundaries, and access to the entrance door.

The larger than average rear garden includes; a patio seating area with a pergola, mature plants and shrubs, and a childrens play area. Fully enclosed with hedged and fenced boundaries, the garden houses a shed, two log stores, and has gated access to the side and front.

Single Garage

With an electric up and over door, power and light connected. Fitted with storage shelving, base units,

work surfaces, and a one and a half bowl sink and drainer unit. Space and plumbing for a washing machine, and space for a dryer.

Council Tax Band

Council Tax Band E. Rushcliffe Borough Council.

Amount Payable 2024/2025 £3,010.37.

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.





DISCLAIMER NOTES

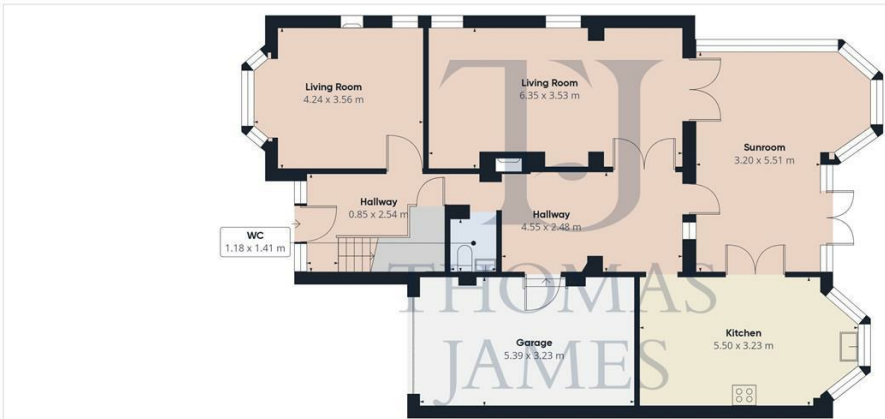
These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

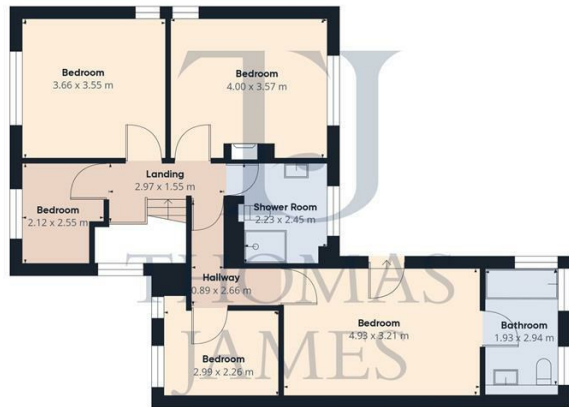
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior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

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



Floor 0



Floor 1

Approximate total area
190.9 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: www.tjea.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

