

DISTINCTIVE
HOMES
by



Kirk Lane
Ruddington, NG11 6NN

Kirk Lane

Ruddington, NG11 6NN

A beautiful, extended Edwardian house on this sought after road. Set back from the road and sitting on a plot that is more than half an acre with stunning gardens, this is truly a unique opportunity.





Ground Floor:

- Spacious entrance hall
- Large Living room & dining room
- Kitchen, breakfast and family room
- Utility room, rear porch, WC

First Floor:

- Spacious landing
- Master bedroom with en-suite and terrace
- 3 further Bedrooms & family bathroom

Annexe:

- Open plan kitchen/living room
- Bedroom
- Shower room

Grounds:

- Extensive private gated parking
- Garage/store
- Patio & Lawn
- Summer room/green house
- Chicken coop & Bike storage shed

- Tenure - Freehold
- Council tax - Band G
- EPC rating - Band C





The house is presented in excellent condition and offers flexible living throughout. The accommodation comprises a spacious entrance hallway, WC, an extended living room with bay window and fireplace, dining room and utility room. To the rear is large open plan kitchen with living and dining space, affording great views onto the garden with access to the patio through the bi-folding doors.

To the first floor and accessed from the open landing is the master bedroom with an impressive en-suite and access to an equally impressive terrace that spans the width of the house with views over the garden. There are three additional double bedrooms and family bathroom.

Outside to the front is a gated driveway with parking for several cars. To the side there is access to the garage/store and the annexe. The main part of the garage has been converted into a stylish one-bedroom annexe, with an open plan kitchen/living room and shower room on the ground floor and the bedroom on the first floor.

To the rear of the house is a large, decked area leading onto the main lawn. There are additional seating areas designed to capture the best of the sunshine at different times of the day. The beautifully landscaped gardens include mature trees and shrubs and outbuildings including a wonderful Victorian style greenhouse that can be used for an alternative dining venue.





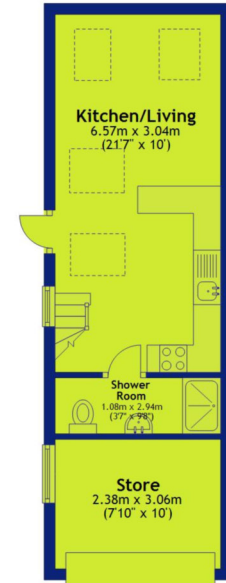
Ground Floor
Approx. 130.6 sq. metres (1405.3 sq. feet)



First Floor
Approx. 97.6 sq. metres (1050.4 sq. feet)



Annexe Ground Floor
Approx. 31.0 sq. metres (334.1 sq. feet)



Annexe First Floor
Approx. 13.5 sq. metres (145.3 sq. feet)



Total area: approx. 272.7 sq. metres (2935.1 sq. feet)



DISTINCTIVE
HOMES

by



Distinctive Homes by FHP Living

A collection of some of the best properties available in the most sought-after areas of Nottingham, and its surrounding suburbs and villages.

www.fhpliving.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

FHP, their clients and joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contact and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and FHP have not tested any service, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Figures quoted in these particulars may be subject to VAT in addition. 09/11



Interested in this home?

Call the FHP Living Distinctive Homes Team

T: 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham NG2 6AU



Steven Gray
Mobile: 07917 576 253
steven@fhpliving.co.uk



Lee Matthews
Mobile: 07917 576 255
lee@fhpliving.co.uk



Jules Hunt
Mobile: 07917 460 033
jules@fhpliving.co.uk

1 Weekday Cross
The Lace Market
Nottingham NG1 2GB