



55 Ruddington Lane

Wilford | NG11 7BG | Guide Price £650,000

ROYSTON
& LUND

- Guide Price Range £650,000 - £675,000
- Solar Panels - Generating income
- Three Reception Rooms
- Driveway, Garage & Double Carport
- EPC Rating C - Freehold
- Double Storey Extension - Detached Family Home
- Five Double Bedrooms
- Two Bathrooms + En-Suite
- Catchment Area For Highly Sought After Schools
- Council Tax Band E





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Royston and Lund are pleased to bring to the market this generous five double bedroom detached home in Wilford. The property benefits from a double storey rear extension that adds extra space for a growing family and is located within catchment area for highly sought after schools. Set back from the road with off street parking for several vehicles, an integral garage and a double length car port. Situated for easy access into West Bridgford and the A52, as well as being only a 5 minute walk from the local Tram Stop & Bus Stop.



Entering into the hallway there is access into the lounge, dining room and stairs to the first floor. The lounge benefits from a feature fireplace, as well as dual aspect windows and the dining room allows access to a pantry, the kitchen and the garage. The kitchen breakfast room benefits from an integrated double oven, hob, extractor fan, dishwasher and has space for further free standing appliances. From the kitchen there is also access to the family room and a hall to the other side that leads to a ground floor bedroom, bathroom and the utility room.

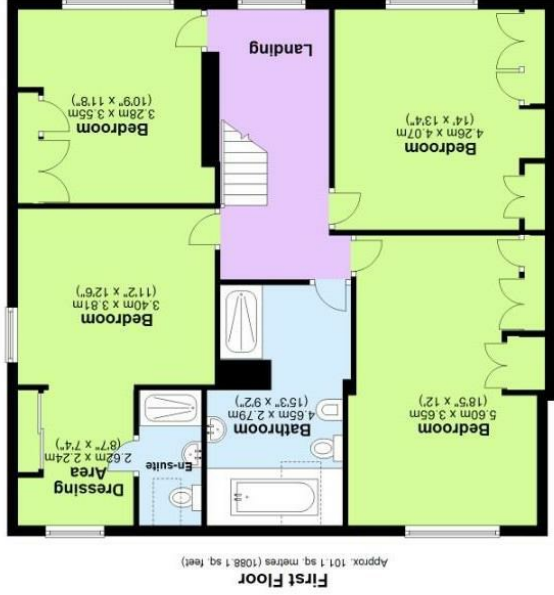
To the first floor there are four well proportioned double bedrooms that all benefit from built in wardrobes and there is a generous five piece family bathroom consisting of a bath, double shower, WC, bidet and wash basin. The main bedroom also benefits from a dressing area and an en-suite shower room.

Towards the rear of the property there is an enclosed east facing landscaped garden with a decked seating area, lawn, mature shrubs, trees, feature pond and fenced boundaries. The property also benefits from Solar panels that generate a yearly income.

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.

England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs	Current	Potential
	72	81
Not energy efficient - higher running costs		
(92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
Not environmentally friendly - higher CO ₂ emissions		
(92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Environmental Impact (CO ₂) Rating		

EPC



Total area: approx. 268.4 sq. metres (2890.0 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using Planlup.