

SUPERIOR HOMES

ROYSTON & LUND



Lane House

Ruddington | NG11 6HB

Guide Price £925,000 - £975,000

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Nestled in the charming village of Ruddington, Nottingham, this delightful three-bedroom cottage on Vicarage Lane offers a perfect blend of modern living and traditional cottage features. The property boasts three spacious reception rooms, providing ample space for both relaxation and entertainment. The well-appointed integrated kitchen comes equipped with modern appliances, making it a joy for any home cook.

The house features two bathrooms, ensuring convenience for families or guests. Each of the three bedrooms is generously sized, allowing for versatile living arrangements to suit your needs. The excellent plot size enhances the appeal of this home, providing a lovely outdoor space for gardening and enjoying those summer months.

One of the standout features of this property is the stunning plot, a real 'Chelsea garden esq showstopper', that is both breathtakingly beautiful and meticulously crafted providing seating areas for all times of the day in this private and tranquil setting. A double detached garage offers secure parking and additional storage options and the modern extension allowing owners a reside to relax and having easy access to the peaceful garden seating area. Despite its proximity to numerous local amenities, the house remains a peaceful retreat, allowing you to enjoy the best of both worlds.

This property is an ideal choice for those seeking a comfortable family home in a friendly community, with easy access to local shops, schools, and parks. Don't miss the opportunity to make this charming house your new home.





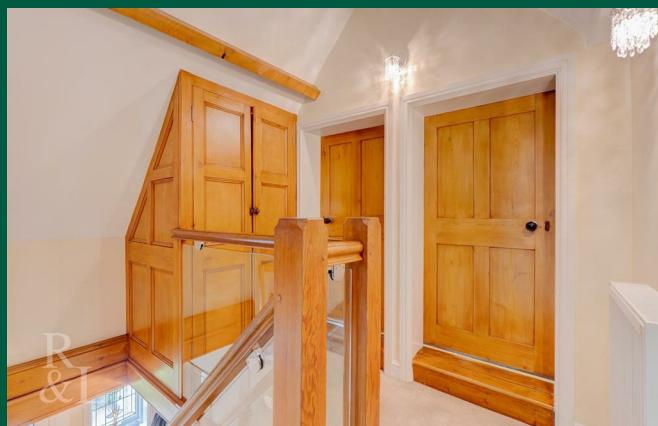
- **GUIDE PRICE £925,000 - £975,000**
- Three Double Bedrooms
- Immaculately Presented And Versatile Living Throughout
- Generously Extended
- Beautifully Kept Gardens
- Double Detached Garage With Ample Storage
- Downstairs WC and Storage Nooks
- Close By To Numerous Amenities
- EPC Rating - E
- Freehold Council Tax - F











Ruddington is a beautiful village situated on the outskirts of Nottingham. The village is well served with a wide range of amenities, public houses and restaurants, including good schooling for all ages. The village has a monthly farmer's market on the Green, Rushcliffe Country Park, and the Nottingham Transport Heritage Centre.

West Bridgford Town Centre, is a short drive or bus ride where there is a further range of shops and larger supermarkets, a weekly Farmers' Market along Central Avenue which is very popular. It is home to a host of bars and restaurants, coffee shops and deli's. Close by there is also the National Water Sports centre and two of the oldest rowing clubs in the county on the River Trent. Trent Bridge Cricket ground is home to Test Cricket.

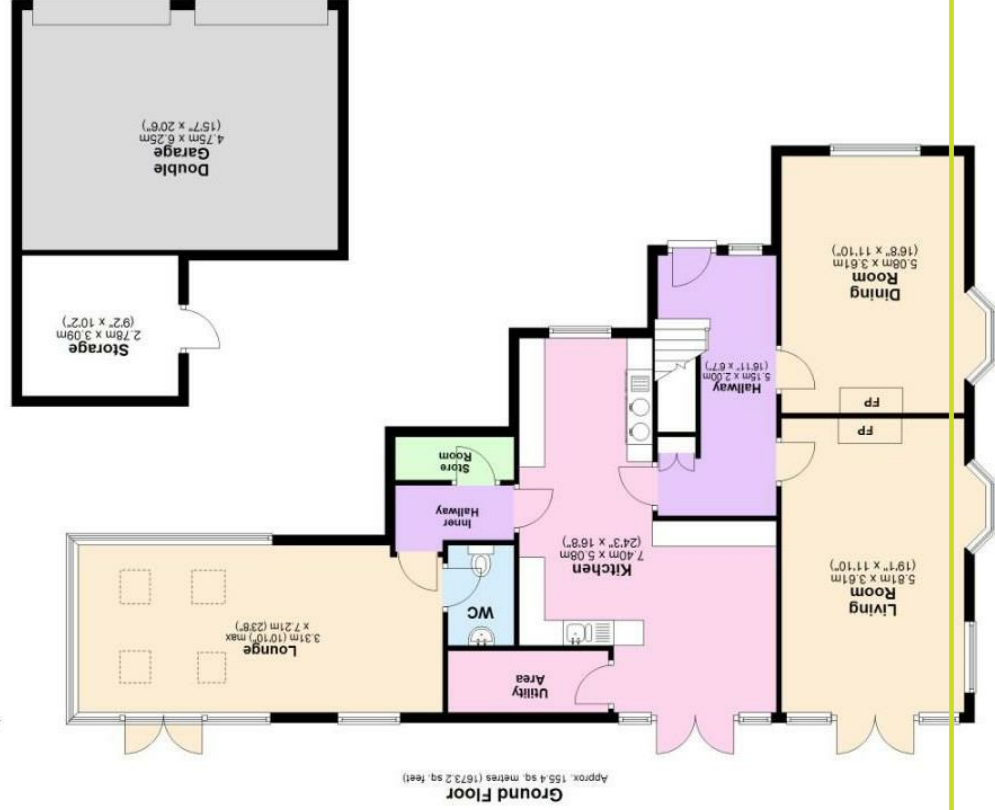
Nottingham also has two of the world ranking Universities and the National Ice Arena, Royal Concert Hall, Theatre Royal, Nottingham Playhouse and a huge range of Restaurants all within 3 miles away.

Ruddington lies within easy access of all the Major Road Links, East Midlands Airport, East Midlands Parkway Railway Station which provides speedy access to London.

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
Energy Efficiency Rating		
EU Directive 2002/91/EC		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
Environmental Impact (CO ₂) Rating		
EU Directive 2002/91/EC		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs	Current	Potential
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs	Current	Potential

EPC



Total area: approx. 224.3 sq. metres (2414.7 sq. feet)