



59 Ruddington Lane

| NG11 7BG | Guide Price £325,000

ROYSTON  
& LUND



- \*\*GUIDE PRICE £325,000 ■ Three Bedrooms  
- £350,000\*\*
- Generous Size Living room ■ Integrated Kitchen  
Appliances With Room For  
Freestanding
- Low Maintenance Patio ■ Close By To Numerous  
Garden Amenities
- Excellent Transport Links ■ EPC Rating - D
- Freehold Council Tax Band  
- C







**\*\*GUIDE PRICE £325,000 - £350,000\*\***

Royston and Lund are delighted to bring to the market this three bedroom semi detached property located in Wilford. Situated close by to numerous amenities such as well regarded schools and excellent transport links, as well as being within close proximity to central West Bridgford where there are numerous restaurants, bars and local shops. This property would be an excellent fit for a growing family.



Ground floor accomodation comprises of a generous size front to rear aspect living room with a side bay window and a front aspect window flooding the room with natural light. Just off from the living room is a porch leading you into the patioed garden. The kitchen is an ample size and has integrated oven, hob with extractor fan, with room to add further freestanding. The ground floor also benefits from under stair storage.

To the first floor there are three well proportioned double bedrooms that all share a fitted three piece suite bathroom consisting of a bath with shower overhead along with a wash basin and WC.

Facing the property there is on street parking with garden space and pathway leading to the front door, being a corner plot the garden wraps around to a lovely patio area with mature shrubbery and trees perfect for summer seating.

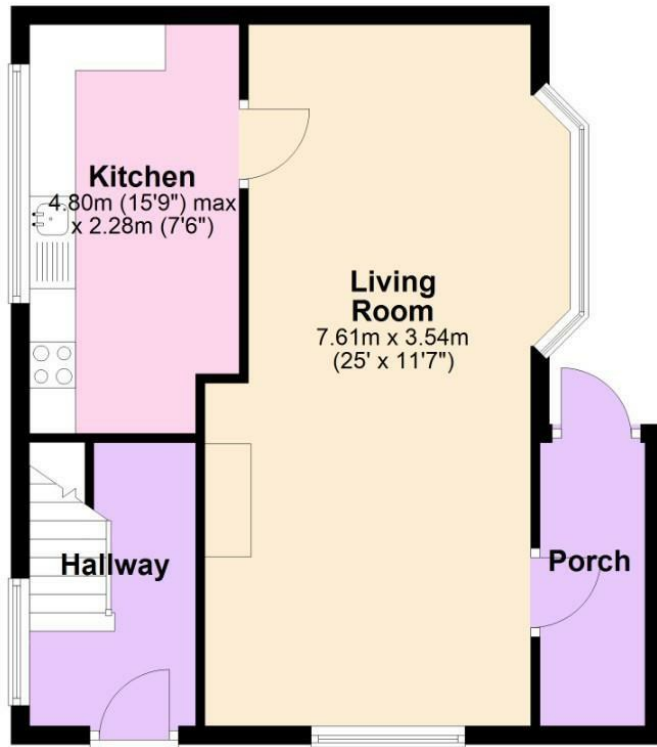


## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	66	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

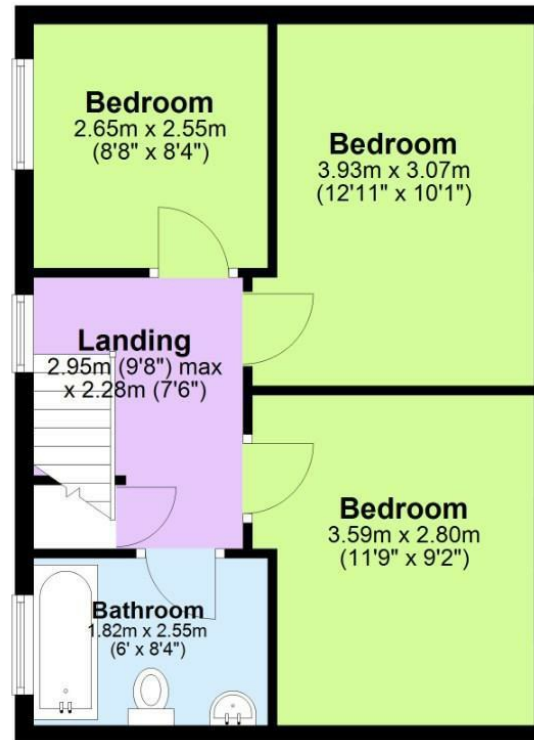
### Ground Floor

Approx. 46.4 sq. metres (499.0 sq. feet)



### First Floor

Approx. 41.5 sq. metres (446.6 sq. feet)



Total area: approx. 87.9 sq. metres (945.6 sq. feet)

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.

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