

SUPERIOR HOMES

ROYSTON & LUND



65 Ruddington Lane

| NG11 7BG

Guide Price £375,000 -£400,000

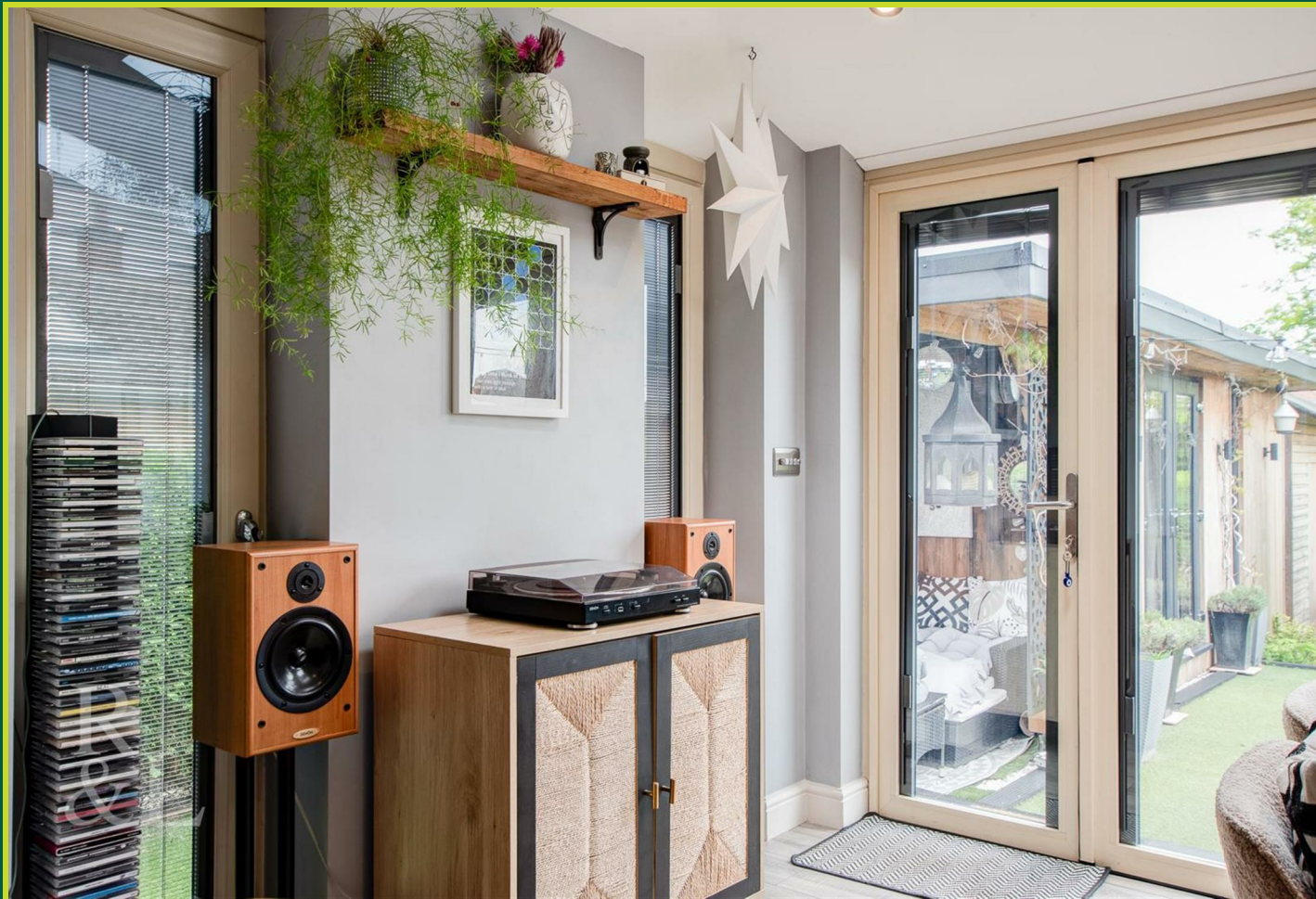
GUIDE PRICE £375,000 - £400,000

Royston and Lund are delighted to bring to the market this immaculately presented pristinley renovated two bedroom semi detached property located in Wilford. Situated close by to numerous amenities such as local shops, pubs, bars and restaurants being a short drive from West Bridgfords Central Avenue. Not to mention being walking distance to highly regarded schools and having excellent transport links into the City Centre Via Wilford Tram Stop. This property would be a great fit for a growing family.

Ground floor accomodation comprises an entrance hall that leads into the main reception room and stairs to the first floor. The living room is a generous size and benefits from a large bay window to the front elevation flooding the room with natural light, pieced together with a stylish fireplace. Off from the living room is the beautiful extended open plan kitchen diner which boasts high quality Wren base and wall units that house top of the range integrated appliances such as an oven, hob and extractor fan along with built in dishwasher and integral fridge. The extended dining room poses the perfect place for family occasions boasting double skylights and full width bifold doors creating a seamless space to the outdoors. The ground floor is completed with an under stair pantry/utility space.

To the first floor there are two well proportioned double bedrooms that both benefit from built in wardrobes or storage space. Each bedroom share a beautifully presented three piece suite bathroom consisting of a bath with shower over head along with a wash basin and WC.

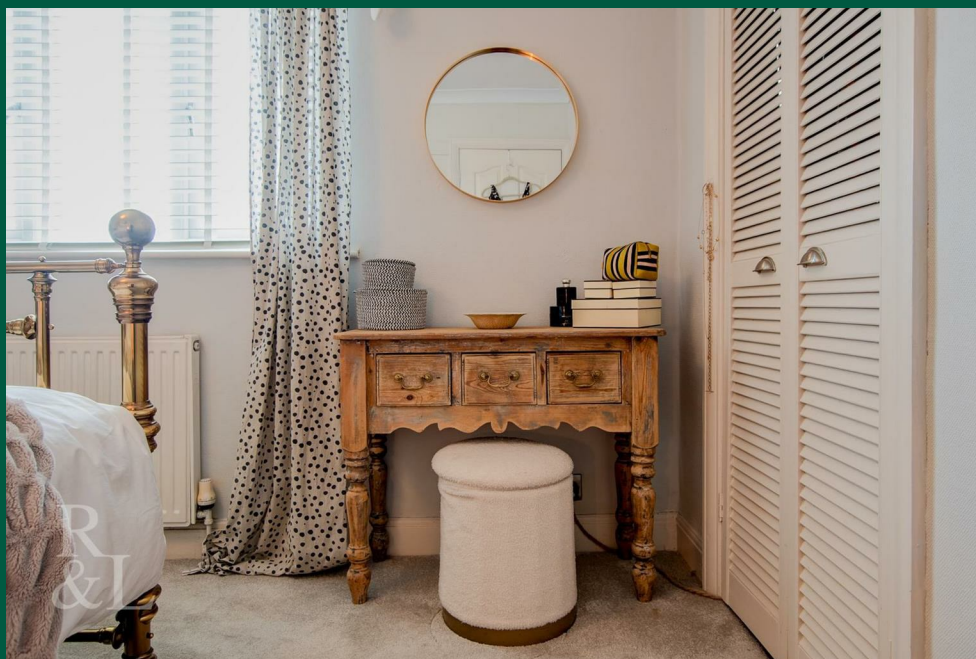
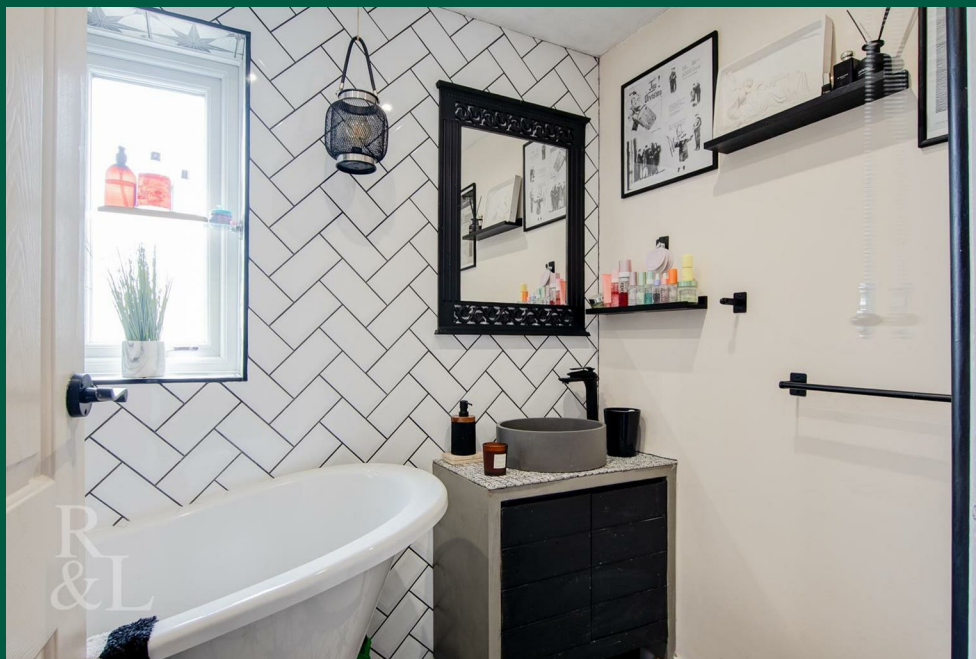




- Two Bedroom Semi Detached Family Residence Presented To An Immaculate Standard
- High Quality Fixtures And Fittings As well As Top Of The Range Integrated Appliances
- Extended Family Dining Room With Double Skylights and Full Width Bifold Doors
- Fully Renovated From Top To Bottom And Finished To An Exquisite Standard
- Separate Summer House Which Can Pose As An Office, Home Gym, Cinema Room Or To The Buyers Discretion
- Ample Off Street Parking Via a Spacious Double Driveway
- Pristine Gardens To The Rear With Seating Areas, Alfresco Dining Space And Stretched Lawn To The Rear Aspect
- All New Double Glazing Throughout
- Close By To Numerous Amenities And Excellent Transport Links Whilst Being In The Catchment Area For Well Regarded Schools
- EPC Rating - D /// Freehold - Council Tax Band - B











Facing the property there is ample off street parking via a spacious double driveway with side access to the property. The rear of the property really shines with an artificial grass area to start off from the full width bifolds providing the perfect space for outdoor seating and alfresco dining which steps down onto a lawn area to the rear aspect which is immaculately presented and enclosed by fenced and hedged borders.



The rear garden is completed with a summer house with full electrics, heating and UPVC doors and windows providing space for home office, gym or cinema room. Positioned to the front of the summer house is an evening seating area demonstrating an area for all year round relaxation.



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.

Total area: approx. 82.0 sq. metres (882.8 sq. feet)



First Floor
Approx. 28.9 sq. metres (311.1 sq. feet)



Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	England & Wales
Very environmentally friendly - lower CO ₂ emissions	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	
Current	Potential
Energy Efficiency Rating	
EU Directive 2002/91/EC	England & Wales
Very energy efficient - lower running costs	A
(81-91)	B
(69-80)	C
(55-68)	D
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Not energy efficient - higher running costs	
Current	Potential

EPC

