



67 Ruddington Lane

| NG11 7BG | Guide Price £325,000 - £345,000

ROYSTON  
& LUND

- Two Bedroom Semi Detached Property
- Spacious Double Driveway
- Downstairs WC
- Patioed And Lawned Garden
- EPC Rating - D
- Ample Off Street Parking
- Conservatory Space Leading To The Rear Garden
- Integrated Kitchen Appliances
- Close By To Numerous Amenities
- Freehold - Council Tax Band - B





**\*\*GUIDE PRICE £325,000 - £345,000\*\***

A well appointed two bedroom semi detached property located in Wilford. Situated close by to numerous amenities that Wilford has to offer from local shops, pubs and cafes. Not to mention being in the catchment area for well regarded schools and having excellent transport links into the City Centre. This property would be a perfect fit for first time buyers or a growing family.

Ground floor accommodation comprises of an entrance hall that leads into the main reception room and stairs to the first floor. The living room is a great size and benefits from a front aspect bay window and a stylish fireplace. The living room leads into the spacious kitchen which benefits from high quality base and wall units housing integrated appliances from and oven, hob and extractor fan along with more than enough room to add further freestanding appliances. Off from the kitchen is under stair storage. To the rear aspect sits a conservatory space posing an excellent opportunity for relaxation all year round with French doors leading to the rear garden whilst showing a separate downstairs WC/utility.

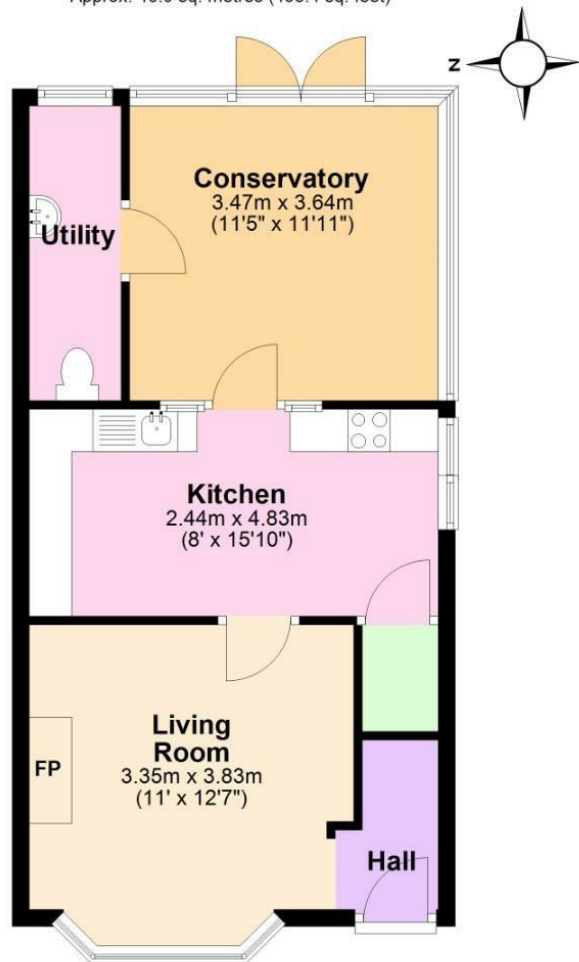
To the first floor there are two well proportioned double bedrooms that share a tiled three piece suite shower room consisting of a shower along with a WC and wash basin.

Facing the property there is ample off street parking via a double driveway with side access leading to the rear. To the back of the property there is a lengthy garden space with a patio area to start off from the French doors providing the perfect area for summer seating or alfresco dining. The patio area leads onto lush lawn stretching to the rear aspect. The rear garden is enclosed with fenced boundaries.



### Ground Floor

Approx. 46.0 sq. metres (495.4 sq. feet)



### First Floor

Approx. 28.6 sq. metres (307.8 sq. feet)



Total area: approx. 74.6 sq. metres (803.2 sq. feet)



### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(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	

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.

**ROYSTON & LUND**