

# SUPERIOR HOMES

# ROYSTON & LUND



# 226 Ruddington Lane

| NG11 7DQ

£650,000

**\*\*NO UPWARD CHAIN\*\***

Royston and Lund are delighted to bring to the market this stunning four-bedroom detached family home located on Ruddington Lane in Wilford. Situated close to numerous amenities, including local shops, pubs, and restaurants, the property is also within the catchment area for well-regarded schools and benefits from excellent transport links into the City Centre, with Ruddington Lane Tram Stop being less than two minutes away. This property would be an excellent fit for a growing family.

The ground floor accommodation comprises an entrance hall leading to the main reception room, dining room, kitchen, and stairs to the first floor. The living room is generously proportioned and features a large bay window to the front elevation, flooding the room with natural light, complemented by a stylish gas fireplace. Leading off the living room is the formal dining room, which offers more than enough space for family and friends and provides access to the wrap-around conservatory, featuring full-height windows and a pitched roof. French doors open onto the rear garden.

The kitchen is a generous size and showcases high-quality base and wall units, incorporating top-of-the-range freestanding appliances, including a Rangemaster oven and grill with extractor fan, washing machine, and dishwasher. The kitchen also benefits from a built-in larder. Positioned to the rear of the kitchen is the utility room, which provides access to the ground floor WC, additional storage, and the conservatory.

To the first floor, there are four well-proportioned double bedrooms, with the principal bedroom and bedroom two both benefiting from built-in wardrobes. All four bedrooms are served by a modern, tiled four-piece family bathroom comprising a separate bath and shower, wash basin, and WC.





- Stunning Four Bedroom Detached Family Home
- High Quality Fixtures And Fittings
- Ample Off Street Parking
- Spacious Rear Garden With Patio And Lawn Space
- Ground Floor WC
- Four Piece Suite Bathroom
- Really Well Looked After By The Previous Vendors
- Spacious Conservatory And Separate Utility
- Close By To Numerous Amenities
- Excellent Transport Links With Ruddington Lane Tram Stop Just A Two Minute Walk Away







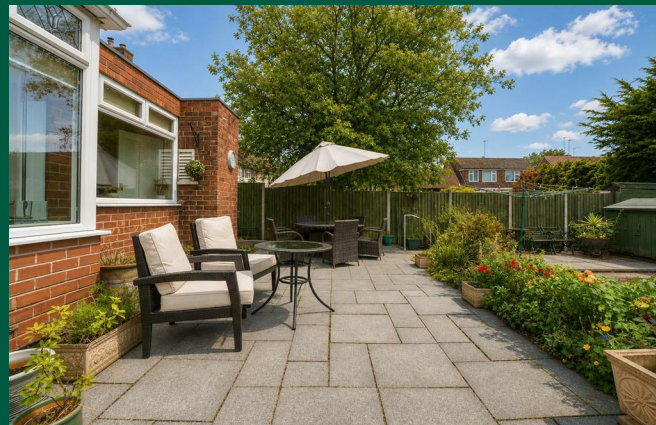


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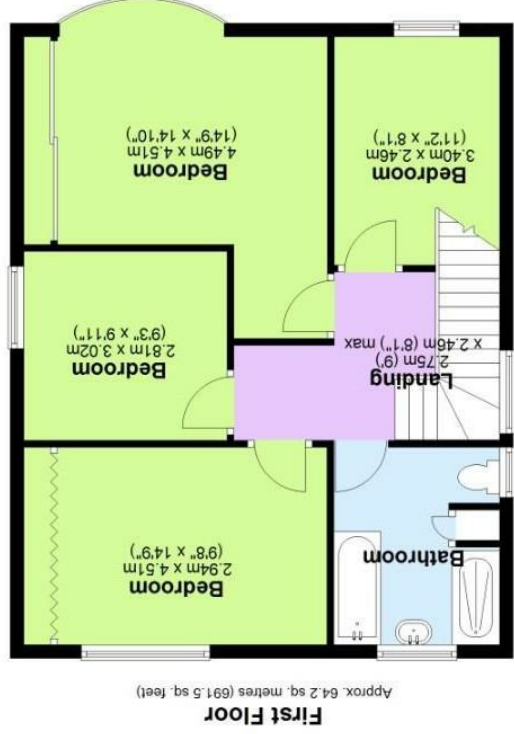
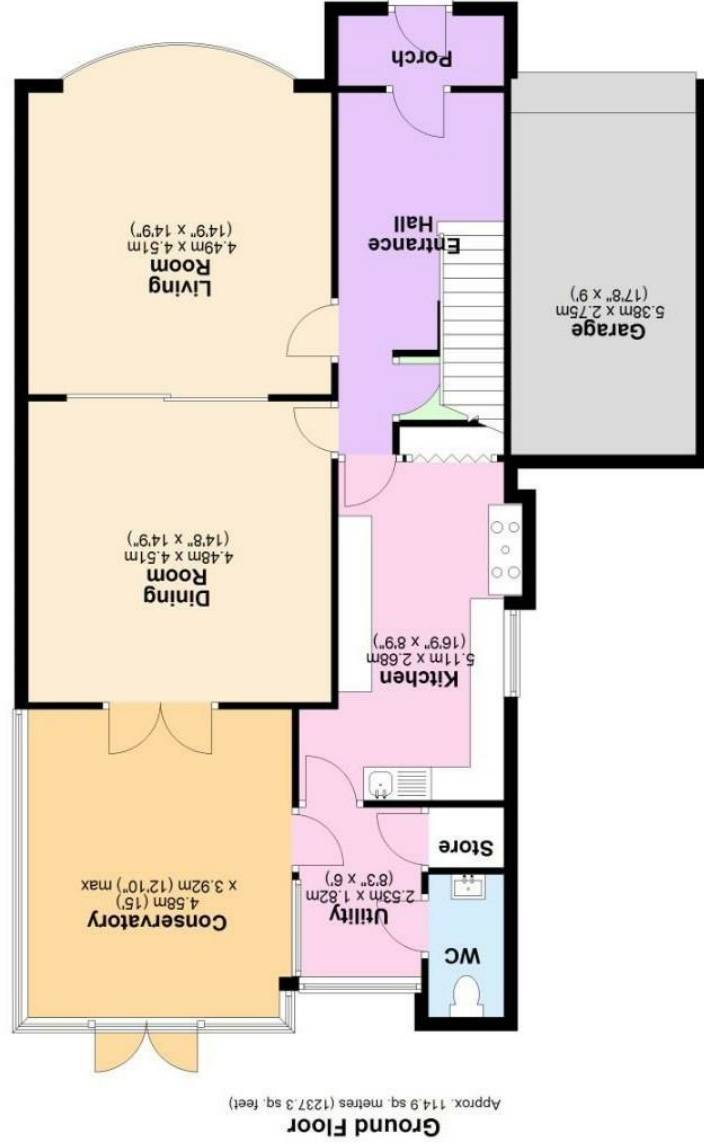
To the front of the property, there is ample off-street parking via a double-width driveway and double tandem garage, providing space for several vehicles.

To the rear, there is a well-maintained garden featuring a full-width patio area, ideal for outdoor seating and al fresco dining during the summer months. Steps lead down from the patio to a lush lawn that extends to the rear of the garden, bordered by mature flower beds and shrubs. To the left-hand side, there is an additional patio area and a potting shed, with a further storage shed located at the rear of the garden. The garden is fully enclosed by fenced boundaries, offering a good degree of privacy.



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. 179.2 sq. metres (1928.8 sq. feet)



Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Potential
(92 plus) A	Current
(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	
EU Directive 2002/91/EC	

Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	Current
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

EPC

