

# SUPERIOR HOMES

## ROYSTON & LUND





# 166 Ruddington Lane

| NG11 7DL

Guide Price £395,000 - £425,000

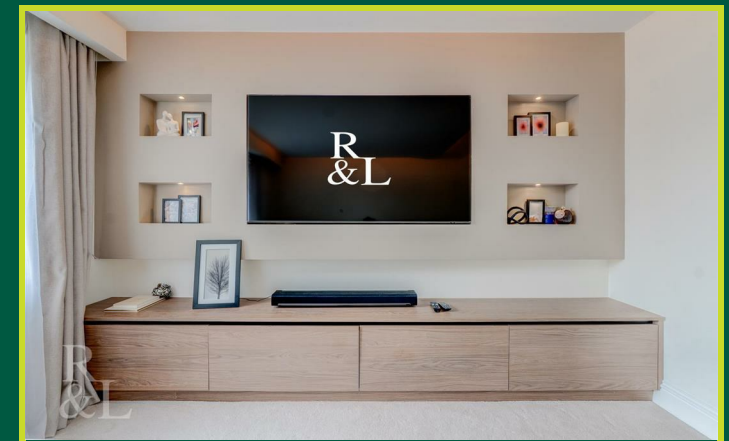
**\*\*GUIDE PRICE £395,000 - £425,000\*\***

Nestled on Ruddington Lane in Nottingham, this delightful house offers a perfect blend of modern living and comfort. Spanning an impressive 1,239 square feet, the property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family time.

The heart of the home is the open plan kitchen and family room, which features high-quality fixtures and fittings. grand kitchen island and large bifold doors open to the rear aspect, seamlessly connecting the indoor space with the outdoor garden, creating a bright and airy atmosphere. This design is perfect for those who appreciate a contemporary lifestyle.

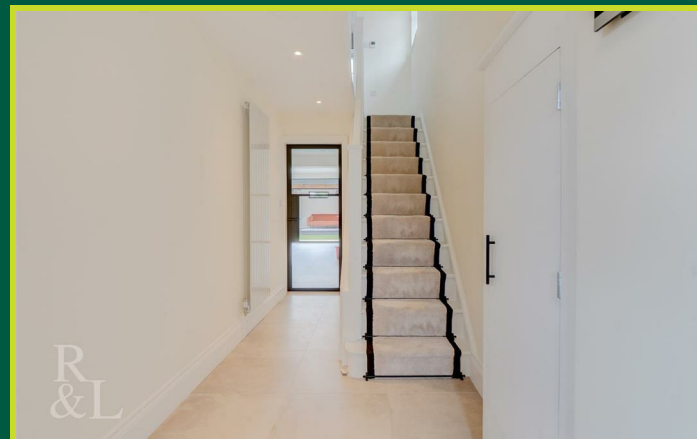
The property comprises three well-proportioned bedrooms, all of which share a stylish four-piece suite bathroom, ensuring ample space for family or guests. Additionally, there is a convenient downstairs WC and under stair storage, enhancing the practicality of the home.

Facing the property, the house is secured by electric double gates, leading to a generously sized brick-bordered double driveway, providing ample parking for multiple vehicles. A separate garden room currently serves as an office space, offering a quiet retreat for work or study, along with additional storage options.



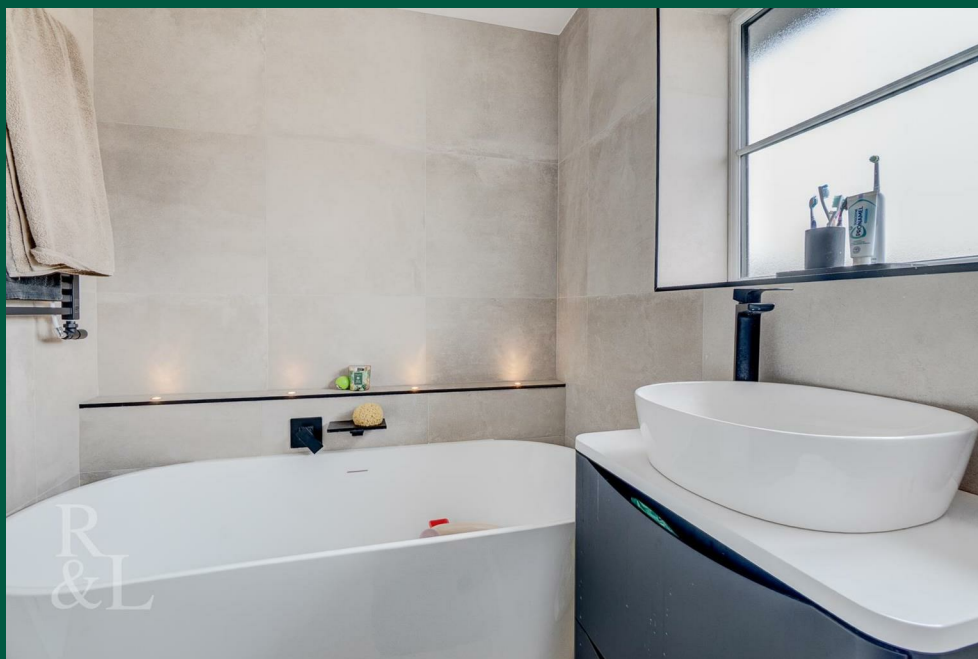


- **\*\*GUIDE PRICE £395,000 - £425,000\*\***
- **\*\*NO CHAIN\*\***
- High Quality Fixtures and Fittings
- CCTV Security
- Separate Versatile Garden Room
- Electric Gates
- Underfloor Heating In Kitchen And Bathroom
- Open Plan Living
- Freehold Council Tax Band - C
- EPC Rating - D





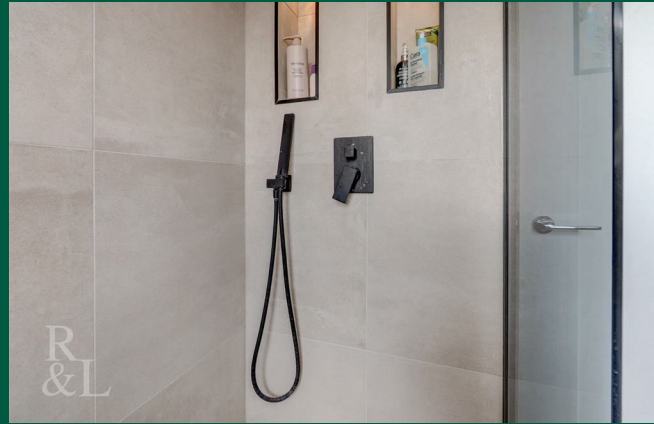






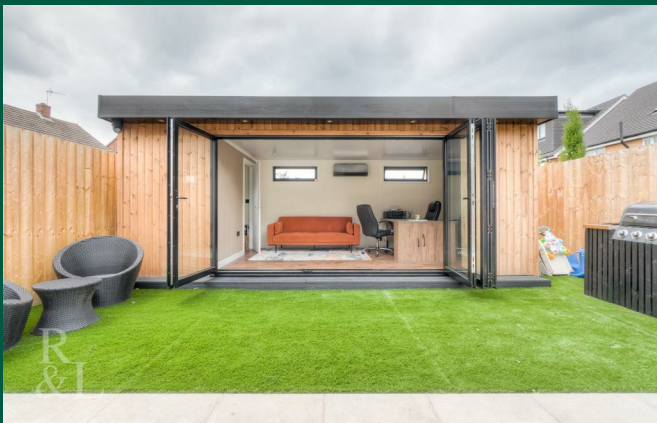






**\*\*NO CHAIN\*\***

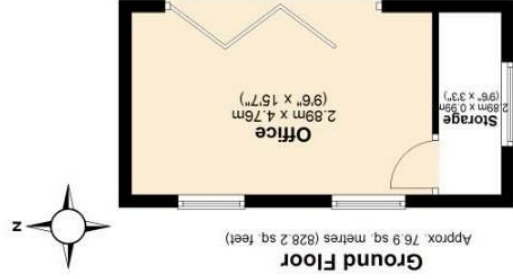
Royston and Lund are delighted to bring to the market this three bedroom semi detached property located in Wilford. Situated a short drive away from numerous amenities such as local shops, pubs and bars being next door to West Bridgford. Not to mention being in the catchment area for well regarded schools and having excellent transport links close by. This property would be a great fit for a growing family.



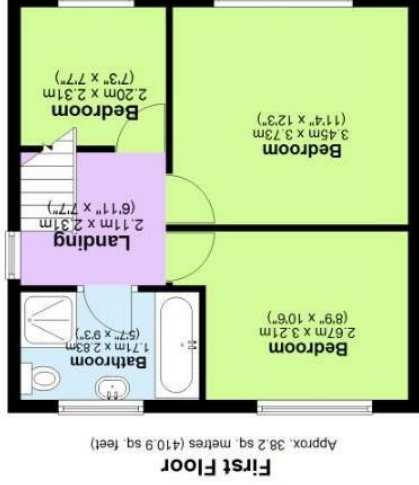
Ground floor accommodation comprises of a entrance hall the grants access to the reception rooms and stairs to the first floor. To the first reception room you are greeted with



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. 115.1 sq. metres (1239.1 sq. feet)



| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |             |
|---|---------|-----------|-------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |             |
| Not environmentally friendly - higher CO <sub>2</sub> emissions | 61      | 83        |             |
|   |         |           | A (92 plus) |
|   |         |           | B (81-91)   |
|   |         |           | C (69-80)   |
|   |         |           | D (55-68)   |
|   |         |           | E (39-54)   |
|   |         |           | F (21-38)   |
| G (1-20)  |         |           |             |
| Energy Efficiency Rating  |         |           |             |
| Very energy efficient - lower running costs                     | Current | Potential |             |
| Not energy efficient - higher running costs                     | 61      | 83        |             |
|   |         |           | A (92 plus) |
|   |         |           | B (81-91)   |
|   |         |           | C (69-80)   |
|   |         |           | D (55-68)   |
|   |         |           | E (39-54)   |
|   |         |           | F (21-38)   |
| G (1-20)  |         |           |             |

EPC

