

SUPERIOR HOMES

ROYSTON & LUND



Cairns, 3 Grange Court,
Wilford Road, Ruddington
NG11 6NB

Guide Price £835,000

Originally part of the Grange Farm buildings and stables which were beautifully converted and restored into country style family homes in 1994. A wealth of original features were retained, such as the rustic beams, exposed brick walls and private walled gardens. Arranged over two floors the property offers extensive and versatile accommodation. The rear ground floor wing typifies this, offering the opportunity to create an annexe, guest suite or teenager's retreat.

Situated north of the village of Ruddington next to Ruddington Grange Golf Club, within walking distance of the local village shops, pubs and restaurants, it is in the catchment area for well-regarded local primary and secondary schools. The bus stops for Nottingham and Loughborough High Schools are within a few minutes walk.

Entering through the glazed panelled entrance door you are greeted with a light and spacious hallway, a cloakroom and stairs to the first-floor accommodation. Off the hallway, half glazed double doors lead into the main sitting room where you immerse yourself into country living with feature beams, brick chimney breast and wood burning stove for cosy winter evenings. Adjoining is the bright garden room, leading into the rear hallway, from which a doorway opens into the family room/breakfast room. An exposed feature arch leads into the country style kitchen which is beautifully fitted with a range of integrated appliances including a range cooker.

A corridor leads from the kitchen into the rear wing. This offers a utility room with access to the garden, two bedrooms and a bathroom. To the first floor there are 4 bedrooms, the master bedroom with fitted wardrobes and en suite shower room, two with beamed ceilings, the third used as a study and a large high-quality family bathroom.

Outside, gated entry to front, private parking for 4+ cars and a double garage. At the south facing rear, there is a patio area with seating and a garde





- Superb Character Barn Conversion
- Wealth of Original Features - Rustic Beams, Exposed Brick Walls
- Versatile Accommodation with up to Six Bedrooms
- Two Reception Rooms, Garden Room
- Sought After Private and Exclusive Location
- Private Driveway, Double Garage, Walled Gardens
- Beautifully Presented Throughout
- EPC Rating - D. Freehold - Council Tax Band - G
- Fitted Kitchen and Utility Room
- Viewing Essential to Appreciate the Style and Size









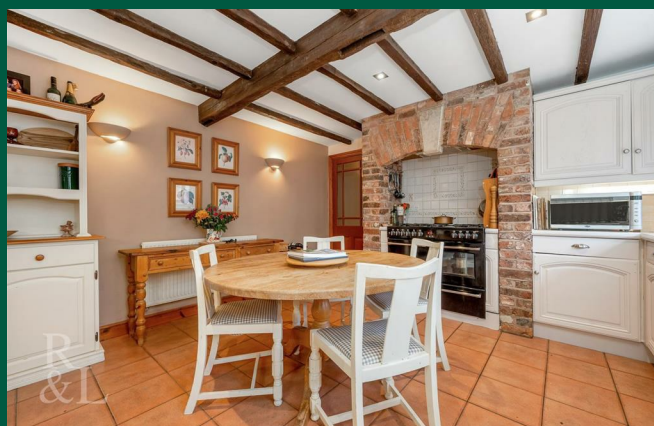
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Ruddington is a well served Village with a wide range of amenities including good schooling for all ages and only a few miles of West Bridgford Town Centre, which offers a wide range of shops from the independent butcher, baker, grocer and fishmonger, to the M&S Simply Food store and also benefits from its weekly Farmers' Market along Central Avenue which is very popular. It is home to a host of bars and restaurants, coffee shops and delis. Close by there is also the National Water Sports centre and two of the oldest rowing clubs in the county on the River Trent. Trent Bridge Cricket ground is home to Test Cricket.



Nottingham also has two of the world ranking Universities and the National Ice Arena, Royal Concert Hall, Theatre Royal, Nottingham Playhouse and a huge range of Restaurants all within 3 miles away.

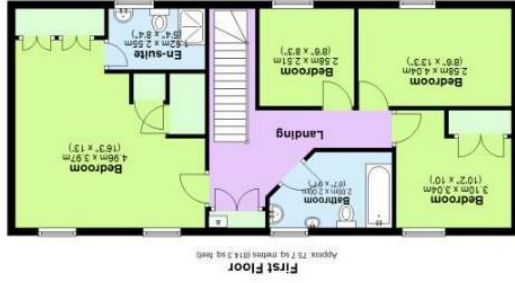


Ruddington lies within easy access of all the Major Road Links, East Midlands Airport, East Midlands Parkway Railway Station which provides speedy access to London.

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.

Values every attempt has been made to ensure the accuracy of the floor contained here, measurement of doors, windows, rooms and any other areas are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser.
This is a plan of the property only and should be used as such by any prospective purchaser.

Total area: approx. 255.0 sq. metres (2745.0 sq. feet)



England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A	Current	Potential
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Energy Efficiency Rating		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	(92 plus) A	Current	Potential
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			
Environmental Impact (CO2) Rating		EU Directive 2002/91/EC	

EPC

