



R
&
L

32 Barleylands

Ruddington | NG11 6JG | £230,000

ROYSTON
& LUND

- Three Bedroom Mid Terraced Property
- CHAIN FREE
- Built In Storage Space
- Close By To Numerous Amenities
- EPC Rating - C
- Immaculantly Presented Throughout
- High Quality Base And Wall Units And Integrated Appliances
- Opportunity To Put Your Own Stamp On Things
- Excellent Transport Links Into The Surrounding Villages And Nottingham City Centre
- Freehold - Council Tax Band - B





Royston and Lund are delighted to bring to the market this three bedroom mid terraced property located in Ruddington. Situated a short drive from Ruddington town centre where there are numerous amenities from pubs, restaurants and local shops. 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 great fit for first time buyers or a growing family.

Ground floor accommodation comprises an initial porch upon entry that leads into a hallway/snug which leads into the main reception room and kitchen dining room and stairs to the first floor. The living room is ample in size and benefits from a stylish fireplace and large window to the front elevation flooding the room with natural light. Off from the living room is the dining area which is a generous size and boasts french doors into the rear garden, along with seamlessly connecting to the high quality kitchen. The kitchen showcases top of the range base and wall units and integrated appliances such as an oven, hob and extractor hood with more than enough room to add freestanding appliances.

To the first floor there are three well proportioned bedrooms. The master bedroom and bedroom two are both sizeable doubles benefitting from built in storage space. Bedroom three is a spacious single with freestanding wardrobes. All three bedrooms share an immaculate tiled three piece bathroom consisting of a bath with shower overhead along with a wash basin and WC. The first floor landing boasts ample storage space.

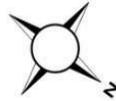
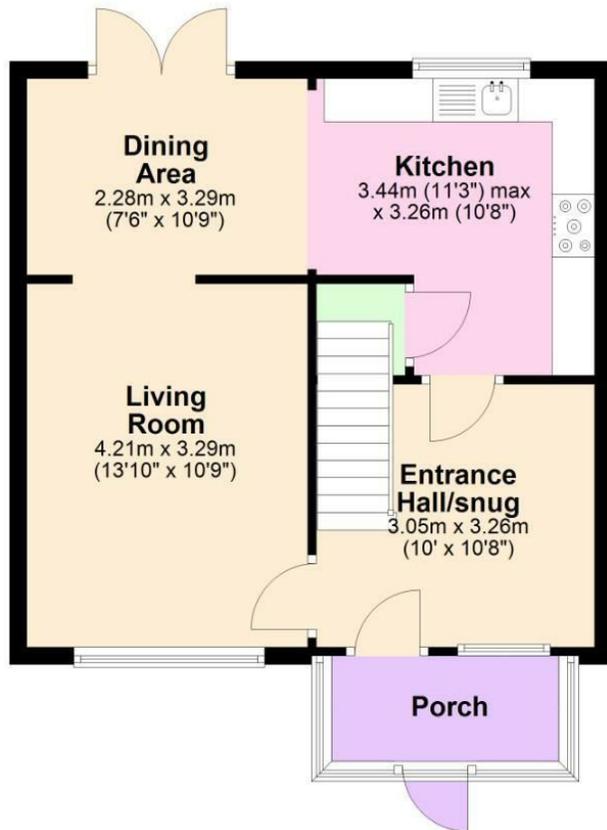
Facing the property there is off street parking to the front with two spaces. To the rear there is a low maintenance well kept patioed garden area with storage shed that is perfect for family gatherings and summer seating.





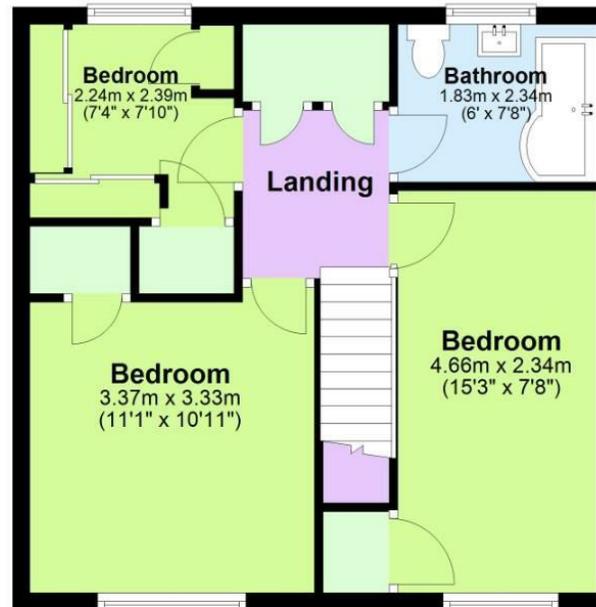
Ground Floor

Approx. 47.3 sq. metres (508.7 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.9 sq. feet)



Total area: approx. 91.0 sq. metres (979.6 sq. feet)

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	75
(55-68) D			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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