



32 Sheepfold Lane,  
Nottingham, NG11 6NS

TJ  
THOMAS  
JAMES



# 32 Sheepfold Lane, Nottingham, NG11 6NS

This semi detached home provides accommodation arranged over two floors including: an entrance hall, a kitchen, a lounge/dining room with French doors opening to the rear garden, plus a wc on the ground floor, with the first floor landing giving access to three bedrooms, and the four piece bathroom.

Benefiting from gas central heating and double glazing, the property has an enclosed garden to the rear, a further garden to the front, plus a driveway and garage providing off road parking for a number of vehicles.

Situated in the highly regarded after South Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of excellent facilities including shops, churches, a doctors surgery, restaurants, and the popular country park. Main road routes and local transport links give access to Nottingham, Leicester and neighbouring villages.

Viewing is recommended.

Guide Price £285,000







## ACCOMMODATION

The composite entrance door (with glazed panels), opens to the entrance hall. The entrance hall has a radiator, a ceiling light point, tiled flooring, and doors into the ground floor wc, the kitchen, and the lounge/dining room.

The ground floor wc is fitted with a wc, and a wash hand basin set in a vanity unit. There is a window to the front, and tiled flooring.

Fitted with a range of wall, drawer and base units, the kitchen has a stainless steel sink and drainer unit with a mixer tap over, a built in fridge/freezer, a built in dishwasher, space and plumbing for a washing machine, and space for a cooker. The Vaillant combination boiler is housed here, there is a window to the front, tiled flooring, a ceiling light point, an extractor fan, and a door opening to the rear garden.

The lounge/dining room has stairs off to the first floor, an under stairs storage cupboard, an electric fire, two ceiling light points, laminate flooring, a window overlooking the rear garden, and French doors opening out.

On reaching the first floor, the landing has a loft access hatch, a ceiling light point, and doors into three bedrooms, and the bathroom.

The bathroom is fully tiled and fitted with a four piece suite comprising; a bath with a mixer tap and shower attachment over, a shower cubicle with a rainfall shower, a wash hand basin with a mixer tap over, and a wc. There is a window to the front, a medicine cabinet, and a heated towel rail.

Bedroom three has a window to the rear, laminate flooring, and a ceiling light point.

Bedroom one has a range of built in wardrobes and a dressing table, a window to the rear, a radiator, and a ceiling light point.

Completing the accommodation, bedroom two has a window to the rear, a radiator, and a ceiling light point.

## OUTSIDE

At the front of the property there is a lawned garden, with borders, a mature tree, a pathway to the entrance door, and a covered pathway to the rear garden.

There is off road parking for up to two vehicles, plus a GARAGE.

The rear garden has a lawned area, and mature borders and shrubs. Fully enclosed, the garden has external lighting, an external tap, and also houses a greenhouse.

## Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,915.71.

## Referral Arrangement Note

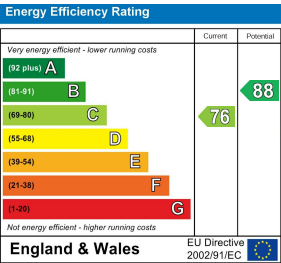
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

## DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

## MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: www.tjea.com

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.

