



32 Barleylands,  
Ruddington, NG11 6JG

# 32 Barleylands, Ruddington, NG11 6JG

This mid terraced home provides well presented accommodation arranged over two floors including; an entrance porch, an entrance hallway, a lounge, a dining area with French doors opening to the rear garden, plus a modern fitted kitchen area on the ground floor, with the first floor landing giving access to three bedrooms, and the family bathroom.

Benefiting from gas central heating and double glazing, the property also has low maintenance enclosed gardens to both the front and rear.

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

Viewing is recommended.

**Guide Price £249,950**





## ACCOMMODATION

The UPVC double glazed entrance doors open to the entrance porch. Of UPVC construction, the entrance porch has tiled flooring, a wall light point, windows to the side and front, and a further UPVC door opening to the entrance hallway.

The entrance hallway has stairs rising to the first floor, wooden effect laminate flooring, ceiling spot lights, a radiator, two storage cupboards, and doors into the lounge and the kitchen.

The lounge has a window to the front, wooden effect laminate flooring, a radiator, two ceiling light points, and an open archway into the kitchen/dining area.

The dining area has French doors opening to the rear garden, a ceiling light point, wooden effect laminate flooring, and open access to the kitchen area.

The kitchen area has a range of modern wall, drawer and base units, tiled splash backs and square edge work surfaces, a sink and drainer unit with a mixer tap over, integrated fridge freezer, washing machine, dishwasher. Also a built in electric oven, and a five ring gas hob with an extractor hood over. There is a window to the rear, tiled flooring, and a PANTRY store cupboard.

On reaching the first floor, the landing has two storage cupboards (one of which houses the central heating boiler), and doors into all three bedrooms, and the family bathroom.

Bedroom one has a window to the front, a radiator, a ceiling light point, wooden effect laminate flooring, and a storage cupboard.

Bedroom two also has a window to the front, a radiator, two ceiling light points, wooden effect laminate flooring, and a storage cupboard.

Bedroom three has a window to the rear, a radiator, a ceiling light point, and a storage cupboard.

Completing the accommodation, the family bathroom is fully tiled and has a corner bath, a wash hand basin, and a wc. There is an obscure glazed window to the rear, ceiling spot lights, tiled effect flooring, and a heated towel rail.

## OUTSIDE

At the front of the property, there is gated access to the low maintenance garden, which is laid to block paved and gravelled areas. There is a low walled boundary, access to the UPVC entrance doors.

The low maintenance rear garden is fully enclosed and is laid to a patio seating area, with borders. The garden also houses a timber storage shed, and has gated access off.

## Agent Note

The property is of non-standard construction.

## Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,006.39.

## Referral Arrangement Note

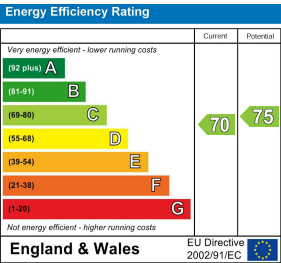
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers 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](mailto:ruddington@tjea.com) | Web: [www.tjea.com](http://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.

