



The Limes, 18 Manor Park,
Ruddington, NG11 6DS

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**** GUIDE PRICE £750,000 to £775,000 ****

This beautifully well presented detached dormer bungalow provides spacious accommodation arranged over two floors including; an entrance porch, an entrance hallway, a lounge, a breakfast kitchen, a utility room, a conservatory, an office, and a wc on the ground floor, with the first floor landing giving access to four bedrooms (two with en-suite shower rooms and access to a balcony, one also with two walk in dressing rooms), and the family bathroom.

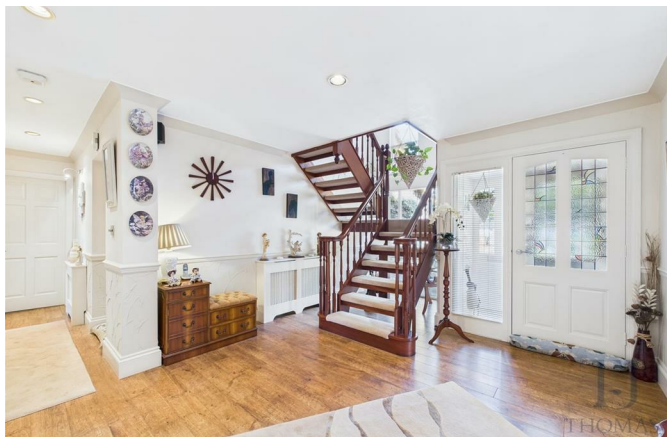
Benefiting from gas central heating and double glazing, the property has well maintained and enclosed gardens to three sides, plus a gated driveway and double garage providing off road parking for a number of vehicles.

Situated in close to proximity of the James Peacock infant and nursery school in the popular south Nottinghamshire village of Ruddington, the property is also 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 essential.

Guide Price £750,000





ACCOMMODATION

The WOODEN entrance door, with stained glass panels to both sides, opens to the entrance porch. The entrance porch has tiled flooring, a ceiling light point and a wooden entrance door with stained glass panels, opening to the entrance hallway.

The entrance hallway has open stairs rising to the first floor (with a tall window overlooking the front on the half landing), a dado rail, coving, wall mounted lighting, a radiator, doors opening into the lounge, the breakfast kitchen, the office, and the ground floor wc, and a personnel door into the garage.

The lounge has a bay window to the front, two windows to the side, oak flooring, a gas fire set in a brick fireplace, a dado rail, coving, picture lighting, a radiator with a decorative surround, and raised display plinths.

The breakfast kitchen has a range of wall, display, drawer and base units, under cabinet lighting, a stainless steel sink and drainer unit with a mixer tap over, a built in dishwasher, a built in fridge/freezer, plus an AEG double oven, and a four ring electric hob with an extractor hood over. There is a centre island with a seating area and storage, a door to the utility room, and open access to the breakfast area which has a feature radiator, an exposed brick wall, coving, spot lighting, a sliding patio door into the conservatory, and a door opening out to the patio seating area.

The conservatory has tiled flooring, a pitched roof with Velux windows, and French doors opening to the rear garden.

The utility room has wall, drawer and base units, a stainless steel sink and drainer unit, a wine fridge, and space and plumbing for a washing machine. The Worcester Bosch central heating boiler is housed in a cabinet here.

The ground floor wc has a wall mounted wash hand basin with a mixer tap, and a wc. There is a window to the side, tiled flooring, a heated towel rail, and a storage cupboard.

The final room to the ground floor is the study, which has a window to the rear, oak flooring, a radiator, spot lighting, and coving.

On reaching the first floor, the landing has a large storage cupboard (with a light), a shelved airing cupboard housing the hot water cylinder, a radiator, coving, a dado rail, and doors opening into all four bedrooms, and the family bathroom.

BEDROOM SUITE has two windows to the side, a dado rail, a radiator, spot lighting, a stable style door opening to the Juliette style balcony (with lighting), and doors into two dressing rooms, and the ensuite shower room. The en-suite shower room has a shower cubicle with a rainfall shower, and a vanity unit incorporating the wash hand basin, and the wc. There is a window to the side, tiling to the walls, spot lighting, and a heated towel rail. The dressing rooms both have storage space, and clothes hanging rails. Stable style door opening to the balcony.

Bedroom two has a window to the rear, a stable style door opening to the balcony, spot lighting, a range of built in wardrobes and cupboards, and a door into the en-suite shower room. Fully tiled, the en-suite shower room has a shower cubicle with an electric shower, a wash hand basin, and a wc. There is a window to the rear, coving, and spot lighting.

Bedroom Four has a window to the front, a radiator, spot lighting, and a range of built in furniture including bedside cabinets, drawers, wardrobes and a dressing table.

Bedroom three has two windows to the side, oak flooring, spot lighting, built in wardrobes, and a built in dressing table.

Completing the accommodation, the family bathroom (with restricted head height) has a sunken bath with hand rails, a wash hand basin, and a wc. There is a window to the front, a radiator, oak flooring, and spot lighting.

OUTSIDE

At the front of the property there is gated access to the driveway, which provides off road parking, and in turn gives access to the DOUBLE GARAGE (with an electric up and over door, and storage).

There is separate gated access to the pathway which leads to the entrance door. s

The property enjoys well maintained and enclosed gardens to three sides which include; patio seating areas, a covered outside seating and eating area, lawned areas, raised borders, gravelled beds, and water features. The gardens have fenced, hedged and walled boundaries, and external lighting.

Council Tax Band

Council Tax Band G. Rushcliffe Borough Council.

Amount payable 2025/2026

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.

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

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		
EU Directive 2002/91/EC		
England & Wales		



Floor 0



Floor 1

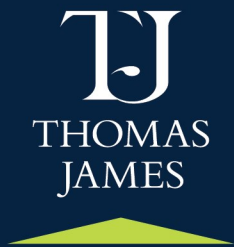
Approximate total area [®]
229.04 m ²
2465.38 ft ²
Balconies and terraces
7.73 m ²
83.21 ft ²
Reduced headroom
12.98 m ²
139.87 ft ²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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