



28 Asher Lane,
Ruddington, NG11 6HS

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Boasting a larger than average corner plot, this versatile end townhouse home provides spacious accommodation arranged over two floors including an entrance porch, open plan dual aspect lounge/dining room, and fitted kitchen to the ground floor, with the first floor landing giving access to three bedrooms and the family bathroom.

Benefiting from gas central heating and UPVC double glazing to the front of the property and aluminium double glazed to the rear. The property enjoys gardens to the front, side and rear, plus a driveway providing off road parking. There is also an additional plot of land to the rear of the property ideal for further off street parking for several cars. Due to it's larger than average size, the property has the potential for further development, subject to the correct planning consent being gained.

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

A must see property. Viewing is highly recommended.

Offers Over £260,000





Directions

Asher Lane can be located off The Green, Ruddington.

GROUND FLOOR ACCOMMODATION

Composite Entrance Door

Giving access into:-

Entrance Porch

Storage cupboard, (with hanging rail) meter boxes, coving to ceiling, ceiling light point, door into:-

Open Plan Lounge/Dining Room

A spacious dual aspect room comprising:-

LOUNGE AREA:- UPVC double glazed Bay window to the front elevation, wood parquet flooring (under carpet), a gas fire set on a wooden hearth with a brick surround, coving to ceiling, wall lighting, ceiling light point, radiator, archway into:-

DINING AREA:- Aluminium double glazed window to the rear elevation, wood parquet flooring (under carpet), coving to ceiling, ceiling light point, radiator, door into:-

Kitchen

Fitted with a range of wall, drawer and base units with roll edge work surfaces over, inset one and half bowl, sink and drainer with mixer tap, space for a fridge, washing machine and dishwasher.

UPVC double glazed window to the rear elevation, partial tiling to walls, wall mounted IDEAL central heating boiler, UPVC double glazed door leading out to the rear garden.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Doors giving access to three bedrooms and a family bathroom, loft access hatch (giving access to the loft space above), airing cupboard housing the hot water cylinder, (with shelving), ceiling light point.

Family Bathroom

Fitted with a three piece suite comprising a fully tiled shower enclosure with shower, a vanity wash hand basin with mixer tap, and a low level flush w/c.

Aluminium double glazed window to the rear elevation, heated towel rail, tiling to floor, ceiling spotlights.

Bedroom One

UPVC double glazed window to the front elevation, built-in wardrobe (with hanging rail), ceiling light point, radiator.

Bedroom Two

Aluminium double glazed window to the rear elevation, built-in storage cupboard, (with hanging rail and shelving), ceiling light point, radiator.

Bedroom Three

UPVC double glazed window to the front elevation, over-stairs storage cupboard, ceiling light point, radiator.

OUTSIDE

To the front of the property there is a lawned garden with mature shrub borders and trees. A pathway leads to the FRONT ENTRANCE DOOR.

The rear garden is fully enclosed and includes a large patio area with mature shrub borders and lawn area beyond.

The side garden has a patio area with mature shrub borders. There is a wrought iron gate giving access to the front garden and a further timber gate at the side of the property giving access to a driveway, which provides off road parking.

Single Garage

With and up and over door to the front. Located in a block a small distance from the property.

Referral Arrangement Note

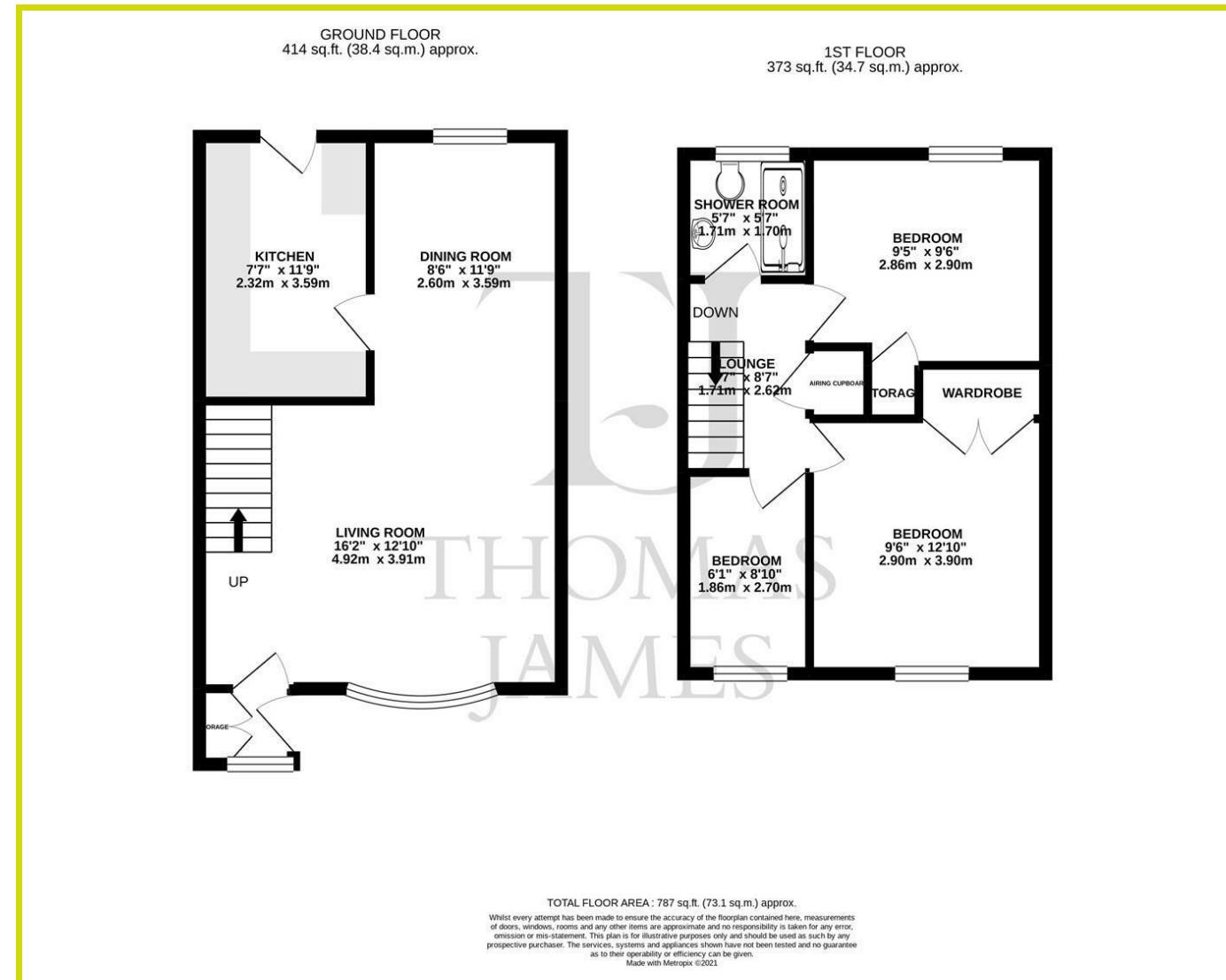
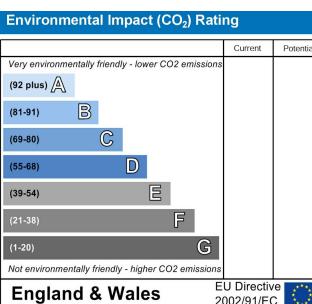
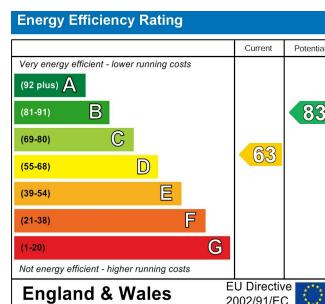
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