



17 Pasture Lane,  
Ruddington, NG11 6AE

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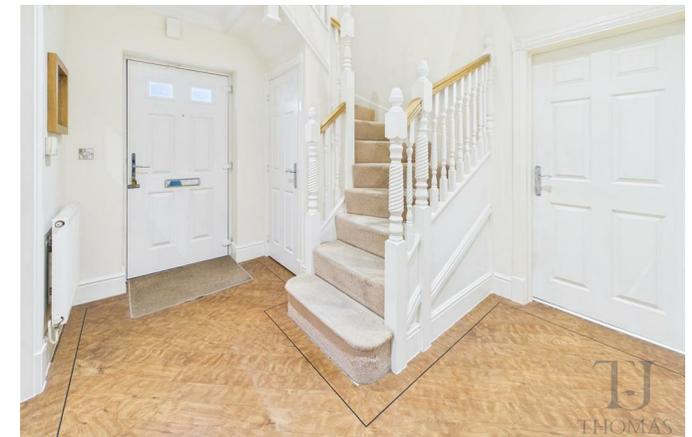
This Charles Church detached family home provides spacious accommodation arranged two floors including: an entrance hallway, a lounge with French doors opening to the rear garden, a separate dining room, a kitchen/diner with a range of built in appliances and further French doors opening to the garden, plus a utility room, and a wc on the ground floor, with the first floor landing giving access to four bedrooms (one with an en-suite shower room), and the family bathroom.

Benefiting from gas central heating, and double glazing, the property has a good size enclosed garden to the rear, a further garden to the front, plus a garage and off road parking to the side.

Situated in the highly regarded south Nottinghamshire village of Ruddington, the property enjoys open countryside views to the front, and 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 £475,000**





## ACCOMMODATION

The canopied entrance door opens to the entrance hallway. The entrance hallway has stairs rising to the first floor, a storage cupboard, and doors opening to the ground floor wc, the dining room, the lounge, and the kitchen/diner.

Ground floor wc has a wash hand basin, and a wc.

The dining room has a window to the front, a radiator, and a ceiling light point.

The lounge has an open fireplace (subject to the necessary checks for an electric or gas fire), a ceiling light point, coving, and French doors opening to the rear garden.

The kitchen has a range of wall, drawer and base units, a one and a half bowl stainless steel sink and drainer unit with a mixer tap over, a built in dishwasher, a built in fridge/freezer, plus a double oven and a four ring gas hob with an extractor hood over. There is a window to the front, tiled flooring, a display cabinet, a door to the utility room, and open access to the dining area. This dining area has spot lighting, and French doors opening to the rear garden.

The utility room has a stainless steel sink with mixer tap and drainer, space for a washing machine and a wall mounted gas boiler. Door to the rear garden.

On reaching the first floor, the landing has doors into all four bedrooms, and the family bathroom.

Bedroom one has a window to the rear, a radiator, built in wardrobes, and access to the en-suite shower room. The en-suite shower room has a shower cubicle, a wash hand basin, and a wc. There is a window to the side, and a heated towel rail.

Bedroom two has a window to the front, a ceiling light point, a radiator, and is due to have Hammonds wardrobes fitted prior to completion.

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

Currently used as a study, bedroom four has a window to the front, a ceiling light point, and a radiator.

Completing the accommodation, the family bathroom has a three piece bathroom suite, including a bath with a mixer tap, we and wash hand basin. Part tiles walls and heated towel rail. Window overlooking the rear elevation.

## OUTSIDE

At the front of the property there is a lawned garden, with mature shrubs, set behind a picket fence a paved pathway to the entrance door, gate giving access to the rear garden.

Fully enclosed, the rear garden includes; a patio seating area, a lawned area, and mature shrubs,

There is off road parking to the side of the property, and access to the GARAGE (with a pedestrian door opening to the rear garden).

## Council Tax Band

Council Tax Band E. Rushcliffe Borough Council.

Amount Payable 2025/2026 £3,152.91.

## 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.



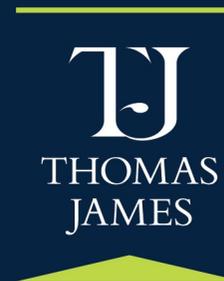
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## MONEY LAUNDERING

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	79	
(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	



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