



34 Asher Lane,
Ruddington, NG11 6HS

TJ
THOMAS
JAMES

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This well presented mid town house provides spacious accommodation including an entrance hall, a living room with a bay window, and a modern dining kitchen with French doors opening to the rear garden on the ground floor, with the first floor landing giving access to three bedrooms and the fitted bathroom.

Benefiting from gas central heating and double glazing, the property has an attractive, low maintenance, enclosed garden to the rear, further garden to the front, and a garage (situated in a block at the rear) providing off road parking.

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.

Viewing is highly recommended.

Guide Price £290,000





Directions

Asher Lane can be located off High Street, Ruddington.

GROUND FLOOR ACCOMMODATION

UPVC Entrance Door

Giving access to the:-

Entrance Hall

Ceiling light point, radiator, built in double storage cupboard (housing the RCD unit, gas and electric meters), door into the:-

Living Room

Double glazed bay window to the front elevation with built in blinds, radiator, ceiling light point and wall light points, stairs off to the first floor, under stairs storage cupboard, electric fire set in a feature surround, multi paned glazed doors opening to the:-

Dining Kitchen

Fitted with a range of wall, drawer and base units, tiled splash backs and roll edge work surfaces, one and a half bowl ceramic sink and drainer unit with mixer tap over, space and plumbing for a washing machine, space for a fridge/freezer, built in dishwasher, built in oven and a four ring gas hob with an extractor hood over.

Double glazed window to the rear elevation, breakfast bar, ceiling spot lights, wood effect laminate flooring, feature vertical radiator, double glazed French doors with built in blinds opening to the rear garden.

First Floor Landing

Loft access hatch, ceiling light point, radiator, built in shelved storage cupboard housing the gas combination boiler, doors into three bedrooms and the bathroom.

Bedroom One

Double glazed window to the front elevation, radiator, ceiling light point, built in double wardrobe with shelving and clothes rail.

Bedroom Two

Double glazed window to the rear elevation, radiator, ceiling light point, built in storage cupboard.

Bedroom Three

Double glazed window to the front elevation, radiator, ceiling light point, built in over stairs storage cupboard.

Bathroom

Fully tiled and fitted with a modern suite comprising a pedestal wash hand basin, a low flush wc, and a panelled bath with a thermostatic shower (with rainfall head) over.

Double glazed window to the rear elevation, storage recesses, ceiling spot lights, extractor fan.

OUTSIDE

To the front of the property the garden is laid to lawn, with mature plants and bushes. There is an external light and steps leading up to the entrance door.

The low maintenance rear garden is laid to patio with grey slate borders. There is timber screen fencing to the boundary and gated access to the garage block.

Garage

Situated in a block at the rear of the property. The third garage from the right belongs to number 34.

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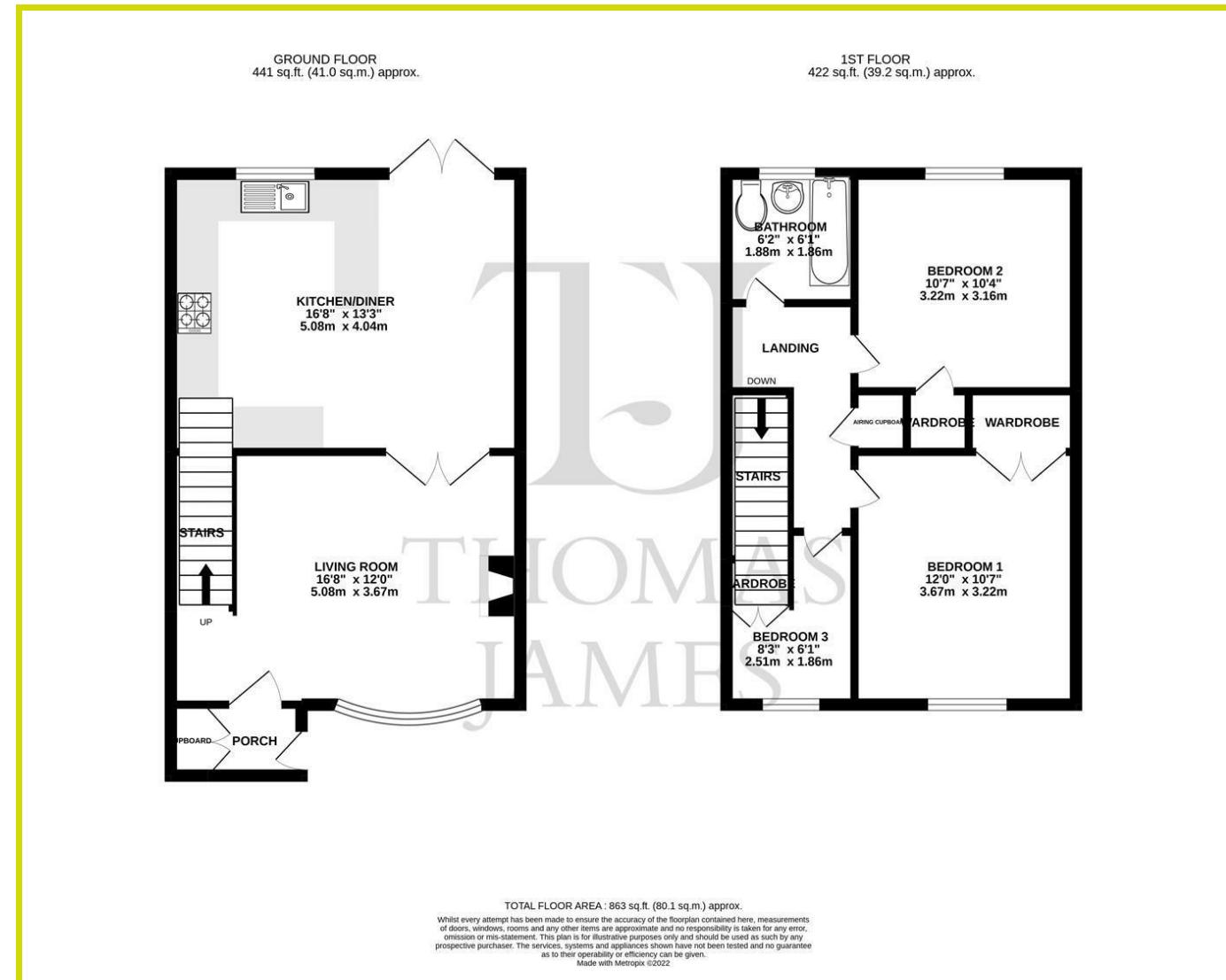
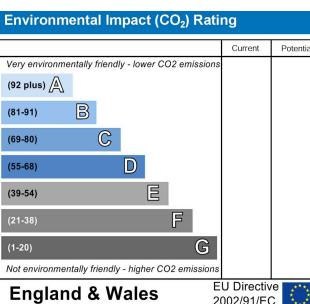
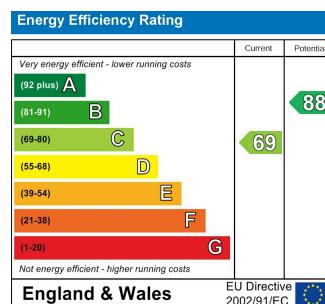


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Thomas James Estate Agents
20 High Street, Ruddington,
Nottinghamshire, NG11 6EH

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Tel: 0115 984 4660
Email: ruddington@tjea.com
Web: www.tjea.com

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