



13 Asher Lane,  
Ruddington, NG11 6HS



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This semi detached home provides accommodation arranged over two floors which includes an entrance hall, a lounge, an extended breakfast kitchen/living area with French doors opening to the rear garden, plus a utility room and a wc on the ground floor, with the first floor landing giving access to three bedrooms, and the family shower room.

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

Situated close to the heart of the sought after South Nottinghamshire village of Ruddington, the property is within easy reach of excellent local facilities including shops, schools, churches, a doctors surgery, golf course and country park. Local transport links and main road routes give access to Nottingham City Centre, the Queens Medical Centre and M1.

Offered to the market with no upward chain. Viewing is recommended.

Guide Price £335,000





### Directions

Asher Lane can be located off High Street, Ruddington.

### GROUND FLOOR ACCOMMODATION

#### Canopied Composite Entrance Door

Opening to the:-

#### Entrance Hall

Radiator, stairs off to the first floor (with a window to the half landing), original door opening to the:-

#### Lounge

Bay window to the front elevation, coving to the ceiling, radiator, ceiling light point, gas fire set on a wooden hearth with a marble effect surround and storage shelves and cupboards to both sides, door into the:-

#### Extended Breakfast Kitchen/Living Area

Fitted with a range of wall, display, drawer and base units, under cabinet lighting, roll edge work surfaces, Belfast sink with a mixer tap and a separate hot water tap, space and plumbing for a dishwasher, space for a fridge/freezer, built in fridge/freezer, built in NEFF double oven, and a NEFF induction hob with an extractor hood over.

Velux windows, breakfast bar area with feature pull down lights over, two radiators, vinyl floor covering, doors into the utility room and the ground floor wc,. French doors opening to the rear garden.

#### Utility Room

Space and plumbing for a washing machine, storage cupboard.

Velux window, radiator, vinyl floor covering, UPVC stable style door opening to the rear garden.

#### Ground Floor WC

Fitted with a low flush wc, and a wash hand basin set in a vanity unit.

Window to the side elevation, radiator.

### FIRST FLOOR ACCOMMODATION

#### First Floor Landing

Loft access hatch, ceiling light point, doors into three bedrooms and the family shower room.

#### Bedroom Three

Window to the rear elevation, radiator, ceiling light point.

#### Bedroom Two

Window to the rear elevation, radiator, ceiling light point, picture rail, a range of built in cupboards.

#### Bedroom One

Window to the front elevation, radiator, ceiling light point, a range of built in wardrobes (some with mirrored sliding doors), wall mounted full length mirror.

#### Family Shower Room

Fitted with a wash hand basin set in a vanity unit with a mixer tap and wall mounted medicine cabinet over, a wc set in a vanity unit, and a shower cubicle with heated jets and two shower heads.

Window to the side elevation, heated towel rail, tiled flooring.

### OUTSIDE

At the front of the property there is gated access to the garden, which is laid to artificial lawn with raised borders, and a pathway to the entrance door.

The rear garden includes two patio seating areas (one with a pergola over), an artificial lawn, and water features. The garden has external lighting, houses a large storage shed, and has gated access to an additional storage area.

An existing hot tub in the garden is available by separate negotiation.

#### Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2023/2024 £1,832.93.

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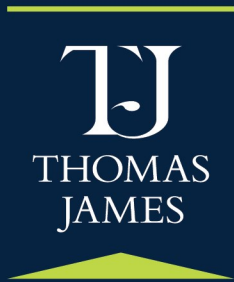
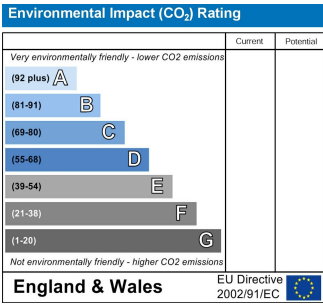
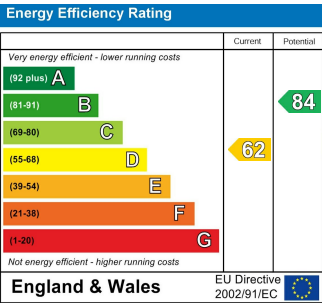


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