



12 Abingdon Drive,  
Ruddington, NG11 6FX



# 12 Abingdon Drive, Ruddington, NG11 6FX

This traditional semi detached property has been thoughtfully extended to provide sociable living space with accommodation in brief comprising; an entrance hall, a living room with a wood burning stove, and an impressive dining/kitchen living space to the ground floor, with three bedrooms and a re-fitted shower room to the first floor.

Benefiting from double glazing and gas central heating with a combination boiler, the property enjoys well maintained enclosed gardens to the rear, plus a driveway and garage providing off road parking.

Situated in the popular South Nottinghamshire village of Ruddington, the property is within walking distance of a wealth of facilities including shops, restaurants, schools and a country park.

Viewing is essential.

Guide Price £310,000







### Directions

Abingdon Drive is located between Packman Drive and Rufford Road, from Loughborough Road (A60), Ruddington.

### GROUND FLOOR ACCOMMODATION

#### Entrance Hallway

Opaque UPVC double glazed window to the side elevation, radiator, stairs rising to the first floor, and replaced oak doors leading into the living room and dining kitchen.

#### Living Room 11' x 10'5 (3.35m x 3.18m)

UPVC double glazed bay window to the front elevation, feature multi fuel burning stove set on a slate hearth with a beam over, radiator, television point, telephone point, coving to ceiling, and laminate flooring.

#### Dining Kitchen 19'9 x 16'2 (6.02m x 4.93m)

This thoughtfully extended dining kitchen offers ideal entertaining space, perfectly suited for a growing family.

Fitted with a range of wall, drawer and base units, granite effect worksurfaces with matching splashbacks, one and a half bowl sink and drainer unit with a mixer tap, built-in electric oven, microwave and four ring induction hob with stainless steel extractor fan, integrated fridge/freezer.

UPVC double glazed windows to the rear and side elevations, two skylights, breakfast bar, cupboard (housing the gas boiler, and with space and plumbing for a washing machine), two radiators, laminate flooring, UPVC double glazed French doors leading out to the rear garden.

### FIRST FLOOR ACCOMMODATION

#### First Floor Landing

Opaque UPVC double glazed window to the side elevation, loft access, and doors provide access into three bedrooms and the fitted shower room.

#### Bedroom One 12'5 x 9'10 (3.78m x 3.00m)

UPVC double glazed bay window to the front elevation, radiator, laminate flooring.

#### Bedroom Two 11'4 x 10' (3.45m x 3.05m)

UPVC double glazed window to the rear elevation, radiator, television point, coving to ceiling, laminate flooring.

#### Bedroom Three 7'7 x 6'6 (2.31m x 1.98m)

UPVC double glazed window to the front elevation, radiator, laminate flooring.

#### Shower Room

Re-fitted with a modern white suite comprising; a low flush w.c, a pedestal wash hand basin incorporated in a vanity unit, and a corner shower enclosure with mains fed shower.

Opaque UPVC double glazed window to the side elevation, heated towel rail, laminate flooring.

### OUTSIDE

To the front of the property is a tarmac driveway providing off road parking, which leads in turn to the DETACHED GARAGE at the rear. There is a shrub border, and pathway leading to the UPVC entrance door.

The rear garden has been well maintained and includes a decking area, with steps leading to the shaped lawn, with an array of established trees, plants and herbaceous borders. There is gated access to side, and hedging to boundaries.

### Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2022/20-23 £1,750.64.

### Referral Arrangement Note

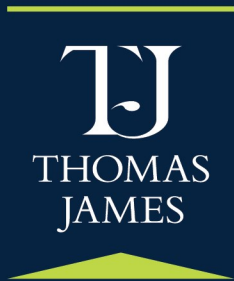
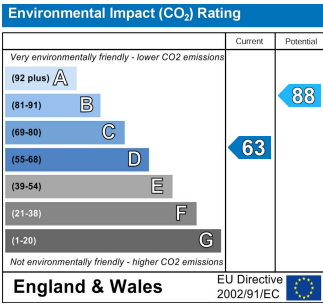
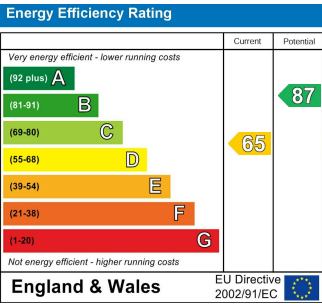
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. 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.



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

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

Selected as the Best  
Independent Agent by the  
Relocation Agent Network

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

