



3 Lyons Close,
Ruddington, NG11 6BQ

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*** GUIDE PRICE OF £350,000 - £365,000 ***

This extended detached bungalow provides well presented accommodation including; an open plan reception room incorporating a fitted kitchen area with a range of built in appliances, and a living/dining area with bi-fold doors opening to the rear garden, along with two bedrooms, and a four piece bathroom.

Benefiting from gas central heating and double glazing, the property has an enclosed garden to the rear a low maintenance garden to the front, plus a single garage providing off road parking.

Situated in the sought after south Nottinghamshire village of Ruddington, the property 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 £350,000





ACCOMMODATION

The UPVC entrance door at the side of the property opens directly into the open plan kitchen/living/dining area.

The kitchen area has a range of wall, drawer and base units, a composite sink with a Quooker mixer tap over (with instant boiling water), tall pull out cupboards, a wine fridge, and built in appliances including: a washing machine, a dishwasher, a fridge, a freezer, a microwave, an oven, and a five ring gas hob. There is a window to the side, spot lighting, doors into both bedrooms and the bathroom, and open access to the living/dining area.

The living/dining area has two feature radiators, ceiling light points four Velux windows, and bi-fold doors opening to the rear garden.

Bedroom two has a window to the side, a radiator, and laminate flooring.

Bedroom one has two windows to the front, a radiator, two ceiling light points, a loft access hatch, laminate flooring, built in wardrobes, and a door into the bathroom.

The bathroom (also accessed from the kitchen) has a four piece suite including: a bath with a mixer tap and hand shower attachment over, a separate shower cubicle with a rainfall shower, a wall mounted wash hand basin set in a vanity unit, and a wc. There is spot lighting, and a heated towel rail.



OUTSIDE

The SINGLE GARAGE (with up and over door, and a pedestrian door into the garden) provides off road parking.

There is a low maintenance gravelled garden to the front of the property, with a pathway to the entrance door

The rear garden includes; a patio seating area, and a lawned area. Fully enclosed, the garden also has an external tap.

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2026/2027 £2,383.79.

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.

DISCLAIMER NOTES

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		69	
(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	



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

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: www.tjea.com

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