



3A Asher Lane,
Ruddington, NG11 6HS



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This semi detached home provides accommodation arranged over two floors which includes an entrance hall, living room and dining kitchen to the ground floor, with the first floor landing giving access to two bedrooms and the bathroom.

Benefiting from double glazing and gas central heating, the property has enclosed gardens to the rear, further gardens to the front, plus a detached garage (located in a block to the rear) and parking space.

Situated in the heart of the sought after south Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of local facilities including shops, a doctors surgery, restaurants, schools and a country park. Main road routes and transport links provide access to neighbouring villages and Nottingham city centre.

£235,000





Directions

Asher Lane can be located off The Green, Ruddington.

GROUND FLOOR ACCOMMODATION

Canopied Entrance Porch

With an:-

Entrance Door

Giving access to the:-

Entrance Hall

Double glazed window to the side elevation, radiator, laminate flooring, stairs off to the first floor, built in storage cupboard, glazed panelled door to the:-

Living Room

Double glazed bay window to the front elevation, coal effect gas fire with a marble effect backplate and wooden surround, laminate flooring, radiator, glazed panelled door opening to the:-

Dining Kitchen

Fitted with a range of wall, drawer and base units, tiling to the splash backs, roll edge work surfaces, inset single drainer sink unit with a mixer tap over, space and plumbing for a washing machine, recess for a fridge/freezer, built in electric oven and a four ring gas hob with an extractor hood over.

Two double glazed windows to the rear elevation, cupboard housing the central heating boiler, radiator, laminate flooring, opaque glazed door leading out to the rear garden.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Double glazed window to the side elevation, loft access hatch, airing cupboard with shelving, doors into two bedrooms and the bathroom.

Bedroom One

Double glazed window to the front elevation, radiator, built in mirrored sliding door wardrobes, further built in storage cupboard.

Bedroom Two

Double glazed window to the rear elevation, radiator.

Bathroom

Fitted with a three piece suite comprising a panelled bath with an electric shower over, a low flush wc, and a pedestal wash hand basin.

Double glazed window to the rear elevation, tiling to the splash backs, radiator.

OUTSIDE

To the front of the property there is a lawned garden with planted shrub borders and a paved pathway leading to the entrance door.

The rear garden has a paved patio seating area with a pathway leading to the shaped lawn and planted shrub beds beyond. Timber fence enclosed, the garden has gated access to the front, and gated access to the rear (leading to the garage).

Detached Garage

Located in a block at the rear of the property. With an up and over door, power and lighting connected, and one parking space to the front.

Referral Arrangement Note

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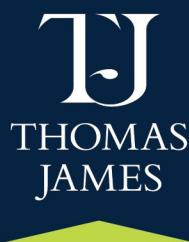
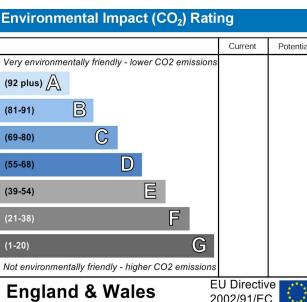
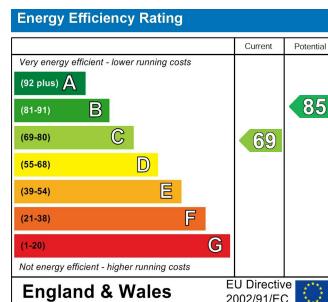


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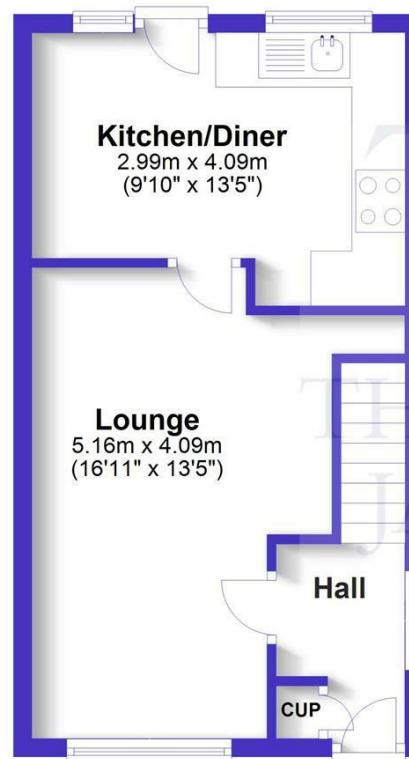


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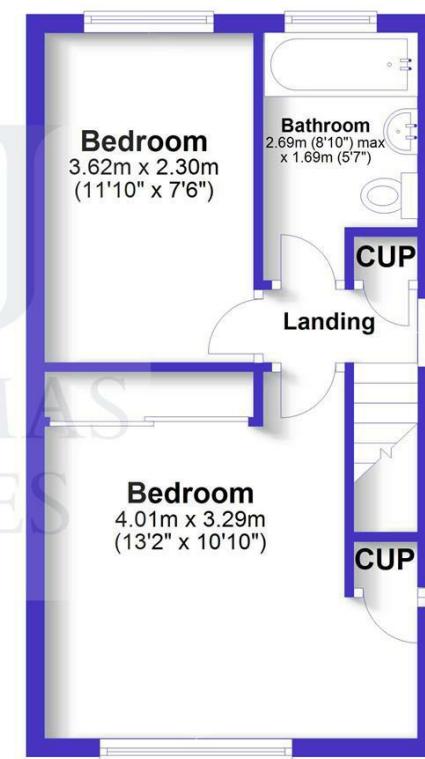
Ground Floor

Approx. 30.5 sq. metres (328.2 sq. feet)



First Floor

Approx. 31.7 sq. metres (341.1 sq. feet)



Total area: approx. 62.2 sq. metres (669.2 sq. feet)

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