



7A Asher Lane,  
Ruddington, NG11 6HS



# 7A Asher Lane, Ruddington, NG11 6HS

Situated in sought after village of Ruddington, this extended semi-detached home provides spacious accommodation arranged over two floors including an entrance hall, family room, lounge, and breakfast kitchen to the ground floor, with the first floor landing giving access to four bedrooms and the family bathroom.

Benefiting from a security alarm, gas central heating and double glazing, the property enjoys gardens to both the front and rear, plus a single garage providing off road parking.

Located close to the centre of the village, 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 £275,000**





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### Directions

Asher Lane can be located off The Green, Ruddington.

### GROUND FLOOR ACCOMMODATION

#### Composite Entrance Door

With glazed panels, leading into the:-

#### Entrance Hall

Stairs rising to the first floor, radiator, centre ceiling light, storage cupboard, partially glazed doors leading to the lounge and breakfast kitchen, and a further door leading to the:-

#### Family Room/Office

Formed as part of an extension, with a double glazed window to the front elevation, coving to ceiling, centre ceiling light, laminate flooring, radiator.

#### Lounge

Double glazed Bay window to the front elevation, coving to ceiling, wall lighting, radiator, ceiling light set in a ceiling rose, gas fire set in a wooden surround.

#### Breakfast Kitchen

Fitted with a range of wall, drawer and base units, sink unit with mixer tap, space and plumbing for a washing machine and dishwasher, space for a Range cooker with an extractor fan over. Baxi boiler, spotlighting, coving to ceiling, laminate flooring, radiator, double glazed window to the rear elevation, and double glazed French doors leading out to the rear garden. LARDER with shelving, storage area.

### FIRST FLOOR ACCOMMODATION

#### First Floor Landing

Two loft access hatches, centre ceiling light, and doors leading to four bedrooms and the family bathroom.

#### Bedroom One

Double glazed window to the front elevation, a range of fitted mirror fronted wardrobes with shelving, laminate flooring, coving to ceiling, centre ceiling light, radiator.

#### Bedroom Two

Double glazed window to the rear elevation, coving to ceiling, centre ceiling light, laminate flooring, radiator.

#### Bedroom Three

Double glazed window to the front elevation, coving to ceiling, centre ceiling light, laminate flooring, radiator.

#### Bedroom Four

Double glazed window to the rear elevation, coving to ceiling, centre ceiling light, laminate flooring, radiator.

#### Family Bathroom

Fitted with a three piece suite comprising a low level flush w/c and wash hand basin set in a vanity unit with storage below, and a shower cubicle with a rainfall shower.

Spotlighting, heated towel rail, storage cupboard, wall mounted mirror, laminate flooring, and a double glazed window to the rear elevation.

### OUTSIDE

The property can be accessed via a pathway from Asher Lane. To the front, the garden includes a mature tree, and provides access to the FRONT ENTRANCE DOOR.

The rear garden is fully enclosed and includes a large patio area, raised borders and mature shrubs, plus exterior lighting. A pathway leads to the rear of the garden, giving access to the SINGLE GARAGE.

#### Single Garage

With an up and over door to the front, and power connected.

#### 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.

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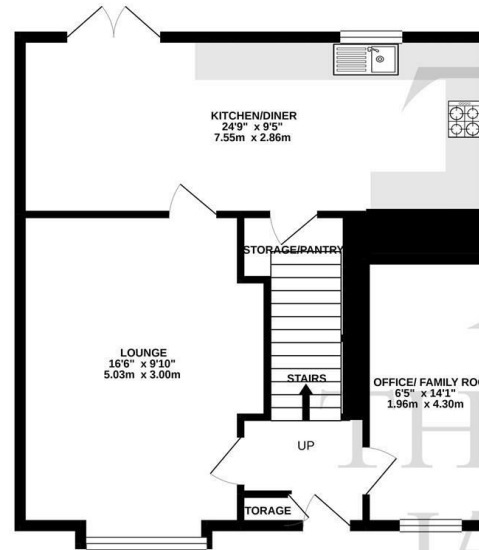
## MONEY LAUNDERING

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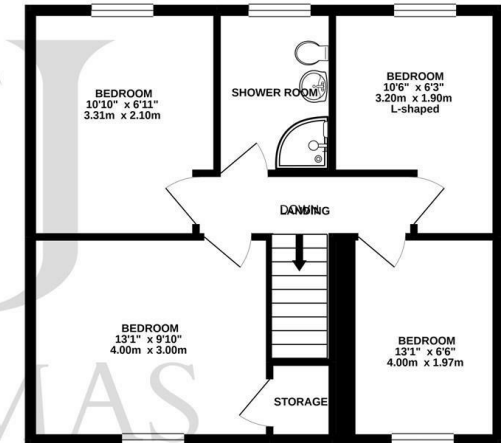
Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>86</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

GROUND FLOOR  
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1174 sq.ft. (109.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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