



148 Ruddington Lane

Wilford | NG11 7DL | Guide Price £420,000

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- Guide Price £420,000 to £430,000
- Two reception rooms and a study
- Ensuite to main bedroom
- West facing rear garden
- EPC rating B - Freehold
- Stunning four double bedroom detached home
- Tiled flooring and glass internal doors
- Laundry room
- Enough off street parking for up to six vehicles
- Council tax band E





Virtual viewing available upon request

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A stunning four double bedroom detached home set back from the road that is immaculately presented throughout and would be ideally suited to a growing family. The property is situated within the popular residential area of Wilford and within the catchment area for some fantastic local schools.

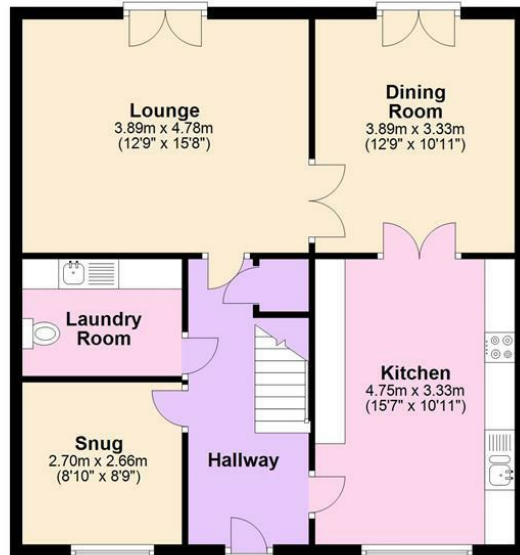
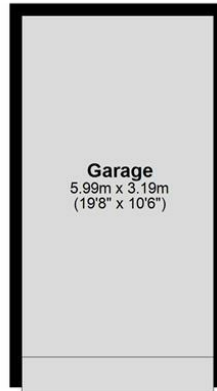


The property is entered into the main entrance hall that has under stairs storage and a laundry room that has an integrated washer / dryer, WC and sink. There is a snug / study to the front and a modern kitchen with integrated cooker, hob, extractor fan, dishwasher and fridge / freezer. The lounge and dining room are both to the rear of the property and have double doors that lead out onto the west facing patio.

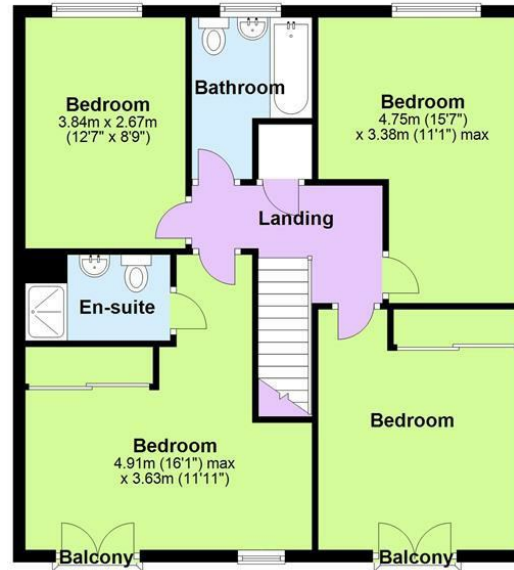
There are four double bedrooms to the first floor with fitted sliding wardrobes and Juliette balconies in the two bedrooms towards the front of the property. The main bedroom also benefits from an ensuite shower room and there is a family bathroom consisting of a bath with shower overhead, WC and wash basin.

The front of the property has enough off street parking for three vehicles with a further side gate allowing access for parking for two further vehicles and a detached garage. To the rear is a west facing lawned garden and a patio that runs the width of the property.

Ground Floor
Approx. 90.8 sq. metres (977.1 sq. feet)



First Floor
Approx. 72.9 sq. metres (784.7 sq. feet)



Total area: approx. 163.7 sq. metres (1761.9 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

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