

JOHNSONS & PARTNERS

Estate and Letting Agency



2 TALL TREES FARM PASTURE LANE, RUDDINGTON

NOTTINGHAM, NG11 6AE

£975 PCM



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Johnsons and Partners are delighted to welcome to the market this well presented semi-detached home in Ruddington. This large semi-detached property benefits from fantastic gardens, a large driveway, a modern kitchen and additional storage internally and externally. The accommodation in brief comprises; Entrance hallway, living room, dining/kitchen to the ground floor with three bedrooms, and family bathroom to the first floor. Externally there is off road parking for multiple cars, landscaped gardens to front and rear of the property. Viewings come highly recommended to appreciate the property on offer. Ruddington is a village situated 5 miles south of Nottingham in the Borough of Rushcliffe. The village itself offers a wide variety of local amenities such as several shops, schools, public houses, restaurant/cafe, community centre, village hall and churches within the village centre. Also housing an 18-hole Golf Course and a beautiful Country Park. Along with the abundance of amenities, you have great transport links to all of the major roads and regular bus links to all of the surrounding areas.

Entrance Hall

Kitchen/Diner

25'0" x 10'0" (7.62 x 3.05)

Comprising fitted wall and base units with inset sink. Integrated dishwasher, oven and induction hob with extractor hood over. Radiator, double glazed window to side and rear of the property and door leading to the rear garden.

Living Room

21'0" x 12'5" (6.40 x 3.78)

Large living area comprising of double doors leading to patio area at the rear of the property, a feature fireplace, radiator and double glazed window to the front of the property.

Master Bedroom

11'2" x 12'5" (3.40 x 3.78)

Bedroom 2

10'6" x 12'5" (3.20 x 3.78)

Bedroom 3

10'0" x 7'1" (3.05 x 2.16)

Includes storage room

Family Bathroom

Bath with shower over, wash hand basin, close coupled WC. Radiator and double glazed window to side elevation.

Garden

Council Tax

Band - C

Agents Notes

Whilst every care has been taken to prepare the property particulars, they are for guidance purposes only and do not constitute any part of a contract.

The measurements are approximate and are for general guidance purposes only. Whilst we try to ensure their accuracy, they should not be relied upon as exact measurements and potential interested parties are advised to re-check the measurements for accuracy.

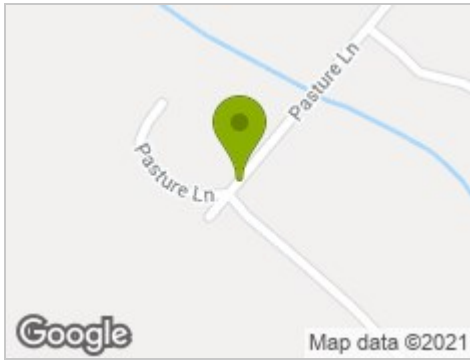
Additional information

Unfortunately no pets are allowed.

Unfortunately we cannot accept any DSS payments



Road Map



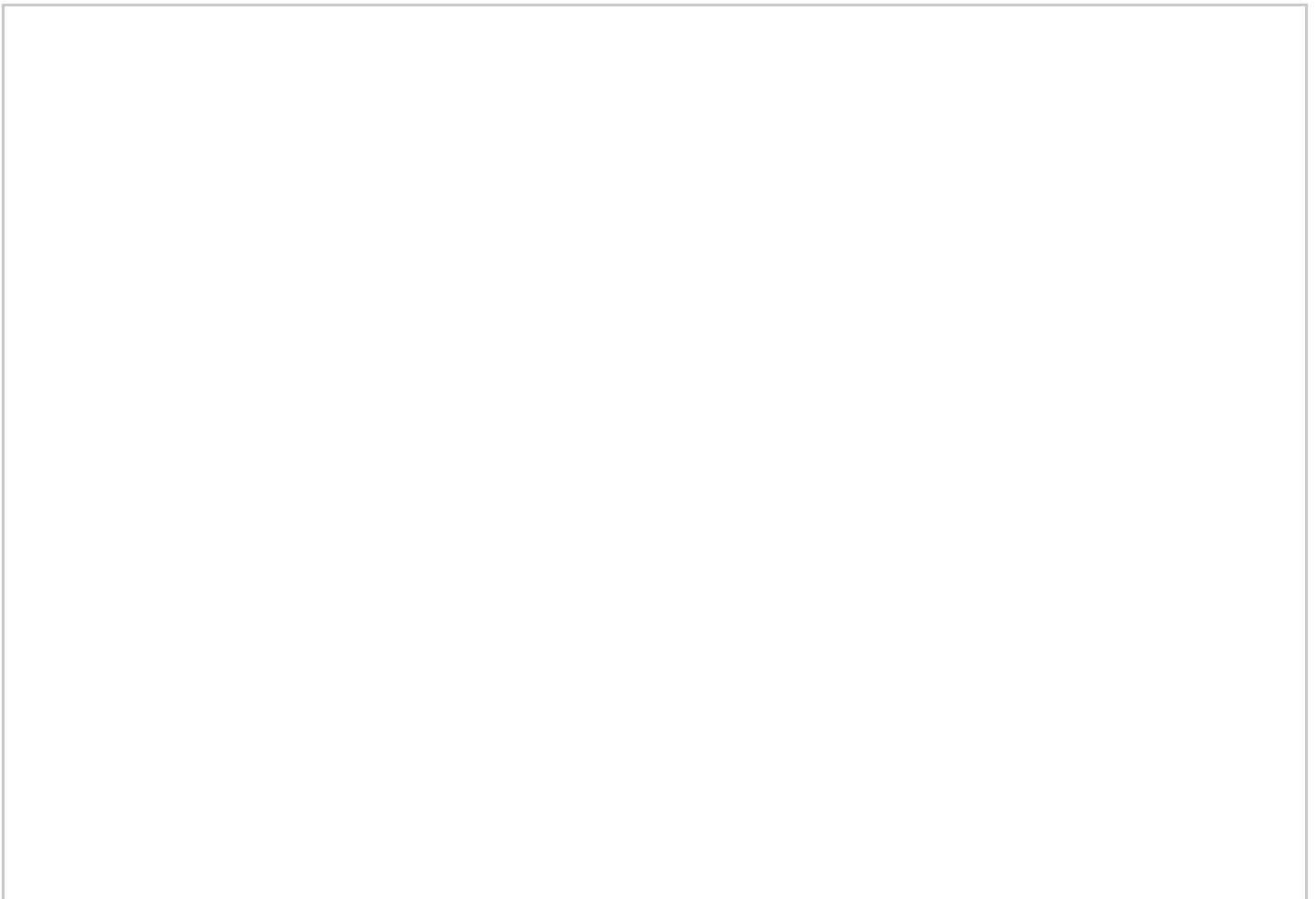
Hybrid Map



Terrain Map



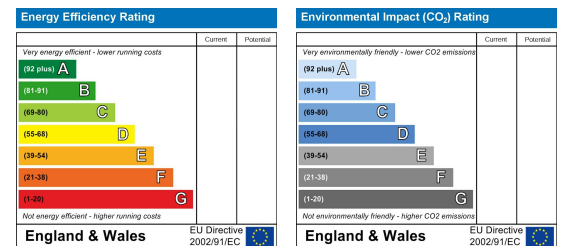
Floor Plan



Viewing

Please contact our Gedling Office on 0115 855 6622 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.