



17a Kirk Lane,  
Ruddington, NG11 6NN

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**TJ**  
THOMAS  
JAMES

# 17a Kirk Lane, Ruddington, NG11 6NN

This immaculately well presented detached bungalow provides accommodation which includes an entrance hall, inner hallway to the guest suite (bedroom & en-suite), snug, a further inner hallway to two bedrooms, and a modern family bathroom, lounge, with patio doors opening to the rear garden, a fitted dining kitchen and a utility room.

Benefiting from gas central heating and double glazing, the property enjoys enclosed gardens to the side and rear, further gardens to the front, plus a block paved driveway and double garage.

Situated close to 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, schools, churches, a doctors surgery, golf course and country park. Local transport links and main road routes give access to Nottingham City Centre, the Queens Medical Centre and M1.

Viewing is highly recommended.

Guide Price £750,000



## ACCOMMODATION

### Wooden Entrance Door

With glazed panel, giving access into:-

### Entrance Hallway

Wooden flooring, an alarm panel, ceiling light point, radiator, doors giving access into the snug and the:-

### Inner Hallway

Coving to ceiling, ceiling light point, radiator, door giving access into the Guest Suite, door into:-

### Bedroom One

Double glazed window to the side elevation, a range of built-in wardrobes, two ceiling light points, radiator, sliding patio doors opening out to front garden, door into:-

### En-Suite Shower Room

Fitted with a four piece cream suite comprising a bath with mixer tap and shower attachment, and glazed screen over, a wash hand basin, a bidet, and a low level flush w/c. Coving to ceiling, extractor fan, fully tiled walls.

### Snug

Sliding patio doors opening out to the rear garden, ceiling light point, wall lights, coving to ceiling, radiator, doors giving access to the kitchen, lounge, and the:-

### Inner Hallway

Loft access hatch (giving access to the loft space above), ceiling light point, doors giving access to two bedrooms and the family bathroom.

### Bedroom Three

Double glazed window to the rear elevation, ceiling light point, radiator.

### Family Bathroom

Fully tiled and fitted with a three piece suite comprising a large walk-in shower enclosure with a mains fed shower and rainfall showerhead, a wash hand basin incorporated into a vanity unit, and a concealed low level flush w/c, with storage cupboard to the side.

Double glazed window to the side elevation, wall mirror, chrome heated towel rail.

### Bedroom Two

Sliding patio doors opening out to the side elevation, a range of built-in wardrobes, two ceiling light points, radiator.

### Lounge

Double glazed window to the side elevation, feature fire living flame coal effect gas on a granite hearth with a timber surround, coving to ceiling, two ceiling light points, radiator, (with shelf above), large sliding patio doors opening out to a patio seating area and the rear garden.

### Dining Kitchen

Fitted with a range of wall, drawer and base units with under cabinet lighting, square edge tiled work surfaces over, inset one and half bowl stainless sink and drainer with mixer tap, integrated dishwasher, built-in NEFF electric double oven, built-in NEFF four ring gas hob, integrated fridge.

Double glazed window to the rear elevation, space for a table and chairs, tiling to floor, dado rail, picture rail, ceiling spotlights, ceiling light point, radiator, sliding patio doors opening out to the rear garden.





### **Utility Room**

Fitted with base units and work surface over, inset stainless sink and drainer with mixer tap, space and plumbing for a washing machine, space for a tumble dryer, space for an under counter freezer. Partial tiling to walls, broom cupboard, ceiling light point, wall mounted POTERTON central heating boiler, loft access hatch (opening to the loft space above), door opening out to the rear garden.

### **OUTSIDE - FRONT**

At the front of the property there is wrought iron double gated access to the block paved driveway which extends to the side, providing off road parking.

An adjacent garden includes a lawned area, various planted mature shrubs, and outside lighting, a block paved pathway gives access to the ENTRANCE DOOR.

### **OUTSIDE - SIDE**

To the side of the property is timber gated access and a pathway leading to the wrap around garden.

### **OUTSIDE - REAR**

To the rear of the property there is a beautifully maintained garden which includes:- a large patio seating area, a large lawn and various mature shrub borders and trees, with hedged and timber screen fencing to the boundaries.

### **Double Garage**

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

### **Directions**

Kirk Lane (B680) can be located off Loughborough Road (A60), and leads into the heart of Ruddington Village.



### **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 Merchants 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.

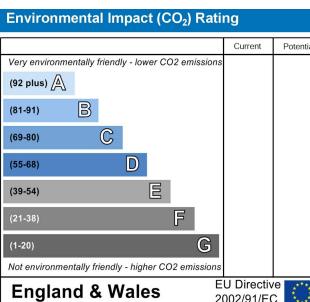
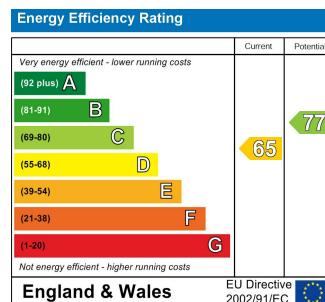


## DISCLAIMER NOTES

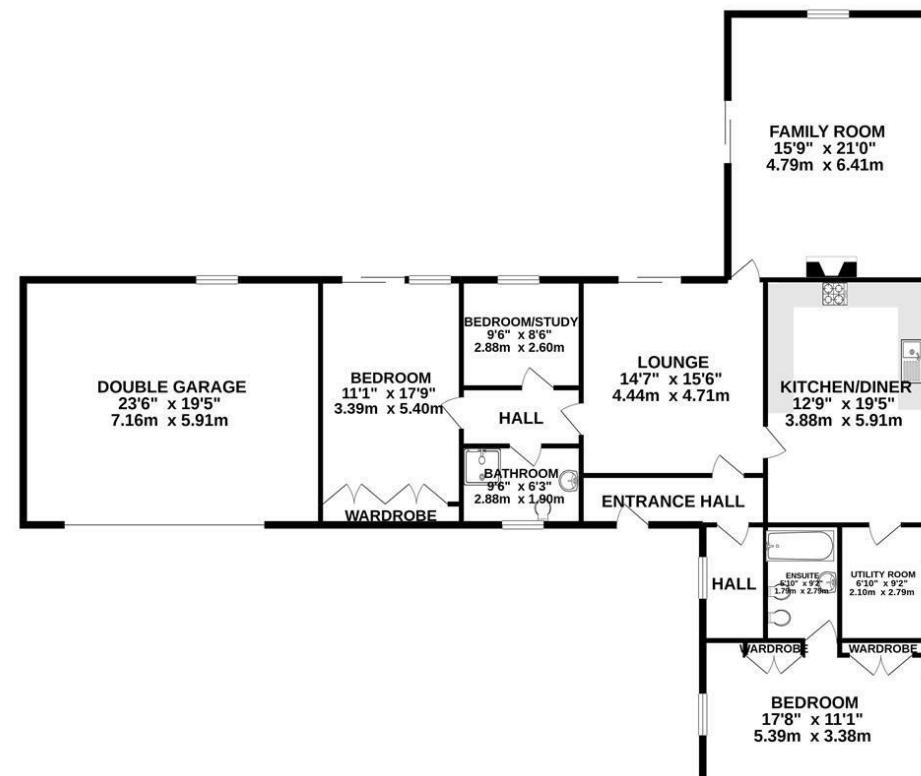
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## MONEY LAUNDERING

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**GROUND FLOOR**  
2064 sq.ft. (191.8 sq.m.) approx.



TOTAL FLOOR AREA: 2064 sq.ft. (191.8 sq.m.) approx.  
Whilst every care has been taken in the preparation of these floor plans, the dimensions 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 fittings mentioned have not been tested and no guarantee as to their operability or efficiency can be given.  
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