



7 Kirk Lane,
Ruddington, NG11 6NN

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This characterful Georgian home was built in the 1700's and is situated close to the heart of sought after Ruddington village.

The impressive property, in need of complete refurbishment, provides accommodation arranged over three floors which includes a large entrance hallway, lounge, separate dining room, a sitting room, kitchen, inner hallway, study, a games room, shower room and the 'Jacuzzi' room to the ground floor, four double bedrooms, the family bathroom and a separate shower room to the first floor, plus two further attic bedrooms. A cellar, garden store and pantry larder provide ideal storage.

There are maintained, established gardens to the front and side, and a courtyard to the rear of the property. A detached garage/workshop provides off road parking for several vehicles.

Early viewing is highly recommended.

Guide Price £570,000



Location

Situated in the highly regarded South Nottinghamshire village of Ruddington, the property is within walking distance of excellent facilities including shops, schools, churches, a doctors surgery and country park.

GROUND FLOOR ACCOMMODATION

Canopy Porch

With a seating area, leading to the:-

Wooden Entrance Door

Giving access into the:-

Entrance Hallway

Window to the front elevation, tiling to floors, centre ceiling light point, radiator, stairs rising to the first floor, doors giving access to the dining room, lounge, sitting room and the:-

Cellar

Which has been fully tanked (damp proofed) and provides one room for storage.

Dining Room

Single glazed bay Window to the front elevation, open fireplace with a beam over, coving to ceiling, radiator.

Lounge

Single glazed bay window to the front elevation, open fireplace with a beam over, coving to ceiling, four radiators.

Sitting Room

Window to the rear elevation, cupboard housing the central heating boiler, centre ceiling light point, door to the back staircase to the first floor, and door to:

Kitchen

Fitted with a range of wall, drawer and base units with work surfaces over, inset sink unit, space and plumbing for a dishwasher, built-in electric hob with an extractor hood above, built-in microwave. Beamed ceilings.

Double glazed window to the rear elevation, tiling to floor, beams to ceiling, breakfast island, door leading to the porch.

Pantry / Larder

With a cold store area, shelving, stone floor, a window to the rear elevation and door into:-

Porch

Door leading out to the side courtyard

Garden Store

Storage cupboards, door opening out to the side courtyard

Ground Floor Shower Room

Fitted with an electric shower, a wall mounted wash hand basin, and a low level flush w/c.

Window to the front elevation, tiling to floor, radiator.

Inner Lobby

Door opening out to the rear courtyard, double doors opening into the private forecourt garden, doors into sitting room, shower room and the:-

Studio

Base unit, inset stainless steel sink unit, radiator, doors into the large storage area with shelving, ceiling light point, and door into the;

Games Room

Window to the rear elevation, bar area, billiards table (see Vendor Note), three radiators, storage cupboards, double doors into the;

Jacuzzi/Pool Room

A swimming pool with jacuzzi jets (in need of refurbishment), wooden ceiling, lighting and power connected, air conditioning unit.

Three glazed patio doors opening out to the private forecourt garden.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Window to the front elevation, loft access hatch, (giving access to the loft space above), stairs rising to the second floor, doors giving access to four bedrooms, a shower room, and the family bathroom.





Master Bedroom

Window to the front elevation, built-in wardrobes with sliding doors, built-in storage cupboards, centre ceiling light point, radiator.

Bedroom Two

Window to the front elevation, a range of fitted wardrobes with mirrored sliding doors, centre ceiling light point, radiator.

Bedroom Three

Window to the front elevation, loft access hatch, (giving access to the loft space above), storage cupboard, centre ceiling light point, radiator.

Family Bathroom

Fitted with a four piece suite comprising a panelled bath, a bidet, a wash hand basin incorporated into vanity unit, and a low level flush w/c.

Opaque window to the rear elevation, strip lighting.

Shower Room

Fitted with a shower enclosure with an electric shower, and a wall mounted wash hand basin.

Storage cupboard, radiator.

Bedroom Four

Two windows to the side elevation, centre ceiling light point, two radiators.

SECOND FLOOR ACCOMMODATION

Second Floor Landing

Storage cupboard, doors giving access to two attic rooms.

Attic Room One

Window to the side elevation, storage cupboard, exposed beams, centre ceiling light point.

Attic Room Two

Two windows to the side elevation, exposed beams, centre ceiling light point.

Vendor Note

The vendor informs us that the Billiards table can be sold by separate negotiation. Please ask the selling agent for information.

OUTSIDE

There is wrought iron gated access to the private front garden which has a walled front boundary and includes a circular lawned area with mature shrub borders, and storage areas. A pathway leads to the entrance door, and to the garage (providing off road parking for up to three vehicles).

There is a private forecourt garden giving access to the 'Jacuzzi' room, which has an outside tap and lighting, mature shrubs and rose borders.

Accessed from the rear porch there is a paved side courtyard with walled boundaries giving access to a garden store and gated access to the private front garden.

At the rear of the property there is a courtyard style paved patio garden.

Double Garage/Workshop

With an up and over electric door to the front, pitched roof and storage area.

Directions

Kirk Lane (B680) can be located off Loughborough Road (A60), leading to Ruddington Village, Nottinghamshire.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Fraser Brown, Premier Property Lawyers, Ives & Co, and Curtis & Parkinson 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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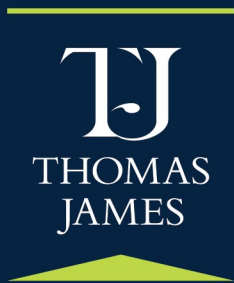
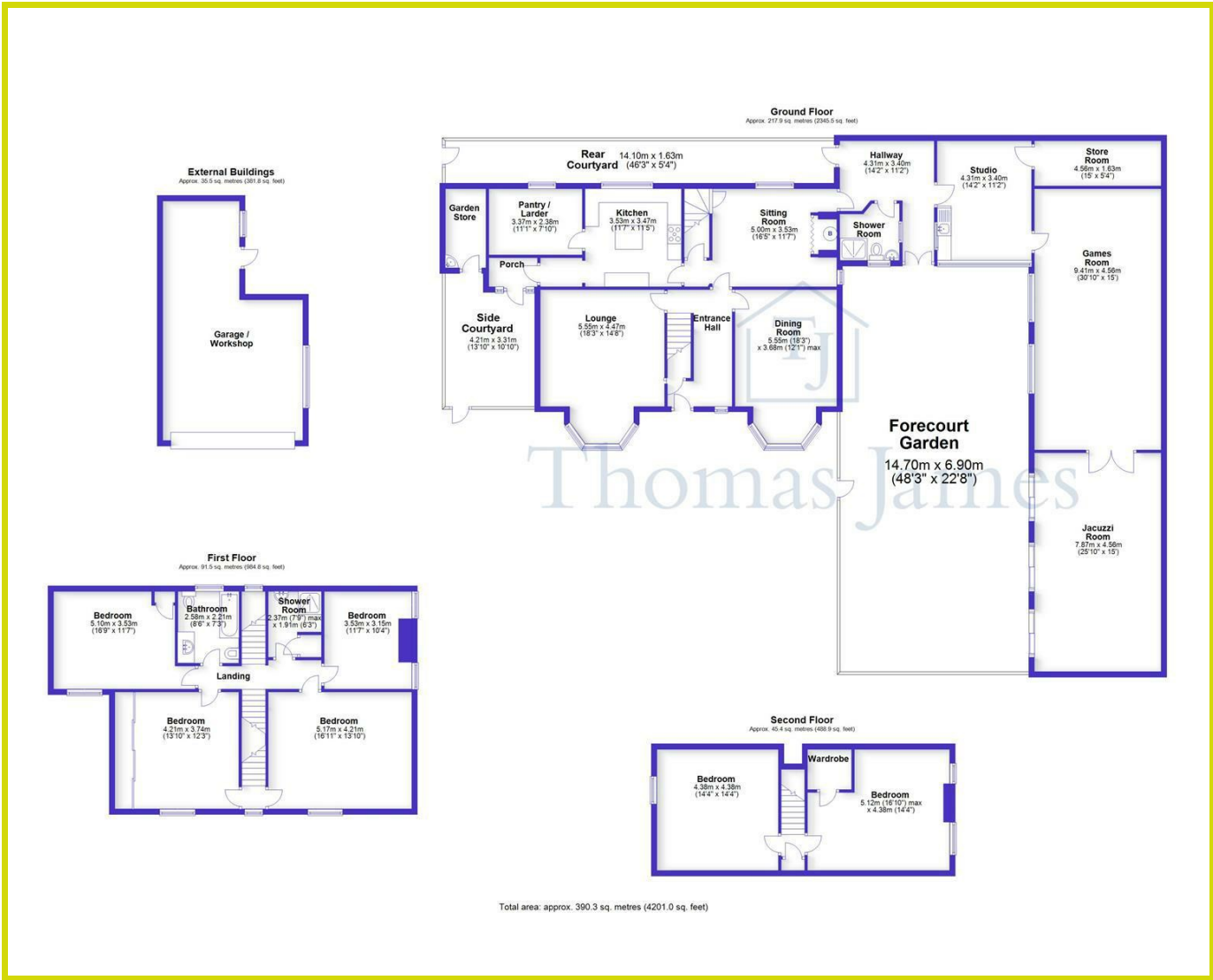
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	25	
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		66
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	21	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



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