



45 Sheepfold Lane,
Ruddington, NG11 6NS

TJ
THOMAS
JAMES

45 Sheepfold Lane, Ruddington, NG11 6NS

This well presented semi detached property occupies a larger than average corner plot and is located in a quiet cul-de-sac position within walking distance of the heart of Ruddington village.

The accommodation is arranged over two floors including an entrance hall, spacious living room, and dining kitchen to the ground floor, with three bedrooms and a family bathroom to the first floor.

Benefiting from gas central heating with a recently replaced combination boiler and UPVC double glazing.

The property enjoys ample off road parking to the side (offering scope to extend the property, subject to the necessary planning consents), gardens to the front and a generous sized garden to rear.

The property is situated within easy reach of a wealth of facilities in Ruddington village including shops, schools, churches, a doctors surgery 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 £240,000





Directions

Sheepfold Lane can be located off Moor Lane and Elms Park, Ruddington.

GROUND FLOOR ACCOMMODATION

UPVC Entrance Door

Giving access into the:-

Entrance Hall

Stairs rising to the first floor, Karndean flooring, ceiling light point, radiator, door into:-

Living Room

UPVC double glazed window to the front elevation, TV aerial point, gas connection for a gas fire, karndean flooring, ceiling light point, radiator, double doors into:-

Dining Kitchen

Fitted with a range of modern wall, drawer and base units with rolled top work surfaces over, inset one and half composite sink unit with mixer tap with tiled splashbacks, integrated dishwasher and washing machine, built-in electric oven, four ring induction hob, with glass splashback and extractor fan over, integrated fridge/freezer.

UPVC double glazed window to the rear elevation, and UPVC double glazed French doors opening out to the rear garden, cupboard housing the gas combination boiler, karndean flooring, under-stairs storage cupboard, radiator.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Loft access hatch with retractable loft ladder, (giving access to the loft space above), doors giving access to three bedrooms and the family bathroom.

Bedroom One

Two UPVC double glazed windows to the front elevation, built-in storage cupboard, ceiling light point, radiator.

Bedroom Two

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

Bedroom Three

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

Family Bathroom

Fitted with a three piece suite comprising a wash hand basin incorporated into a vanity unit, (with storage cupboard beneath) and tiled splashbacks, a bath with a power shower and glazed screen over, and a low level flush w/c.

Opaque UPVC double glazed window to the side elevation, vinyl floor covering, chrome heated towel rail, ceiling spotlights.

OUTSIDE

To the front of the property there is a lawned garden with mature shrub borders, and a pathway leading to the entrance door.

The tarmac driveway at the side of the property provides off road parking for a number of vehicles. There is timber gated access to the rear garden.

The rear garden is privately enclosed with a recently laid lawn, two paved patio seating areas, well stocked shrub borders and established trees. The garden also houses a timber shed, weatherproof electrical sockets, outside tap, and a brick built barbeque.

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.



DISCLAIMER NOTES

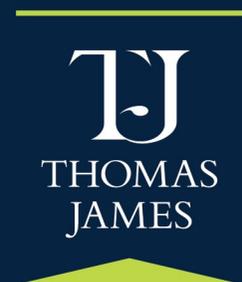
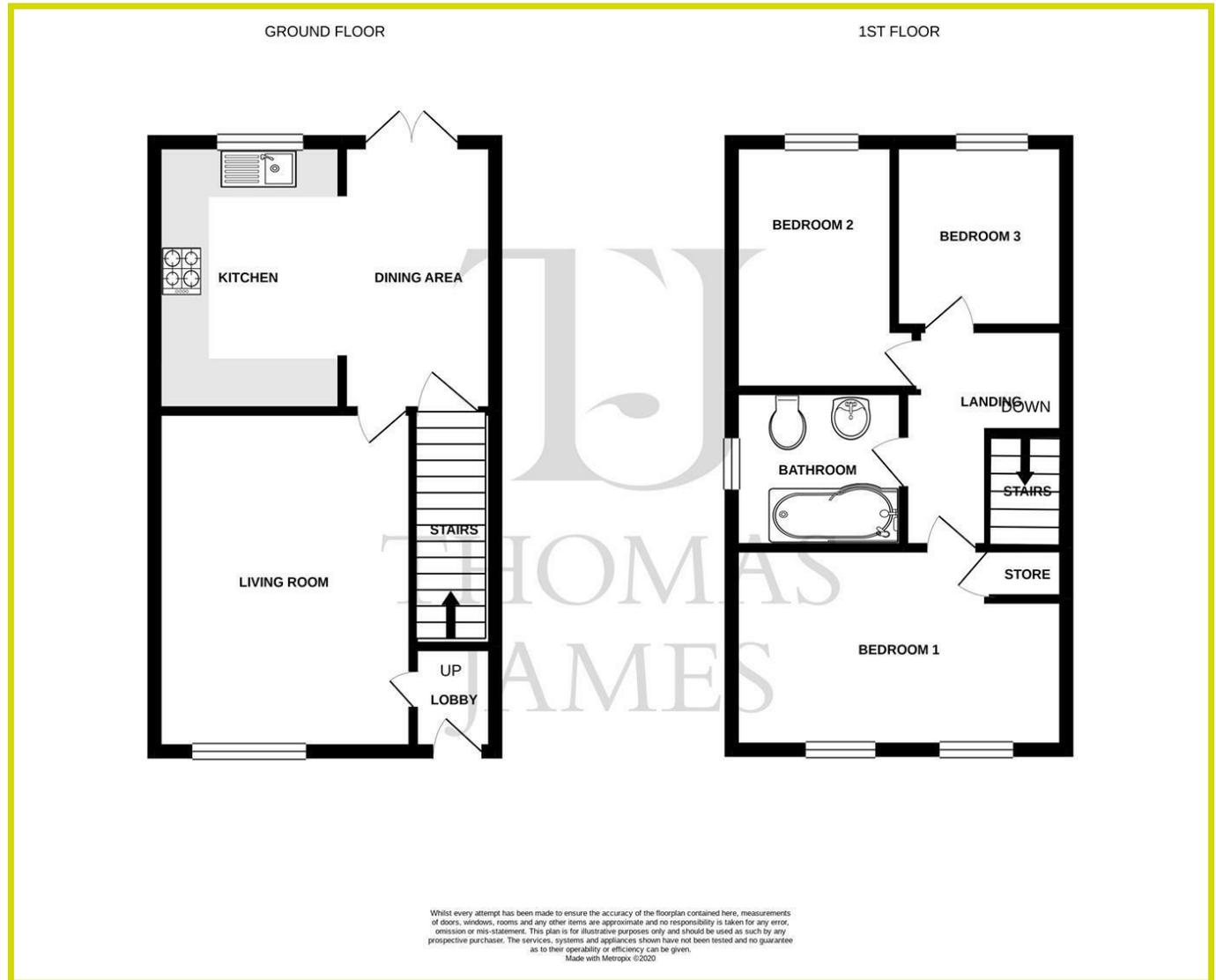
These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
64	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	60
(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	
60	
EU Directive 2002/91/EC	



Thomas James Estate Agents
20 High Street, Ruddington,
Nottinghamshire, NG11 6EH

Tel: 0115 984 4660
Email: ruddington@tjea.com
Web: www.tjea.com

Selected as the Best
Independent Agent by the
Relocation Agent Network



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.