

HoldenCopley

PREPARE TO BE MOVED

Landmere Lane, Ruddington, Nottinghamshire NG11 6ND

Guide Price £1,250,000

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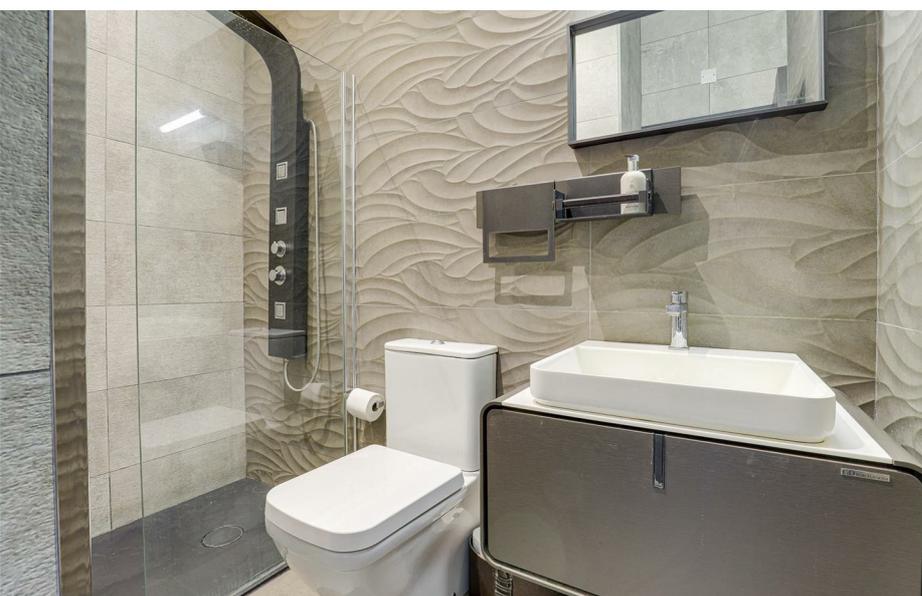


LUXURY FAMILY LIVING...
GUIDE PRICE £1,250,000 - £1,500,000
NO CHAIN

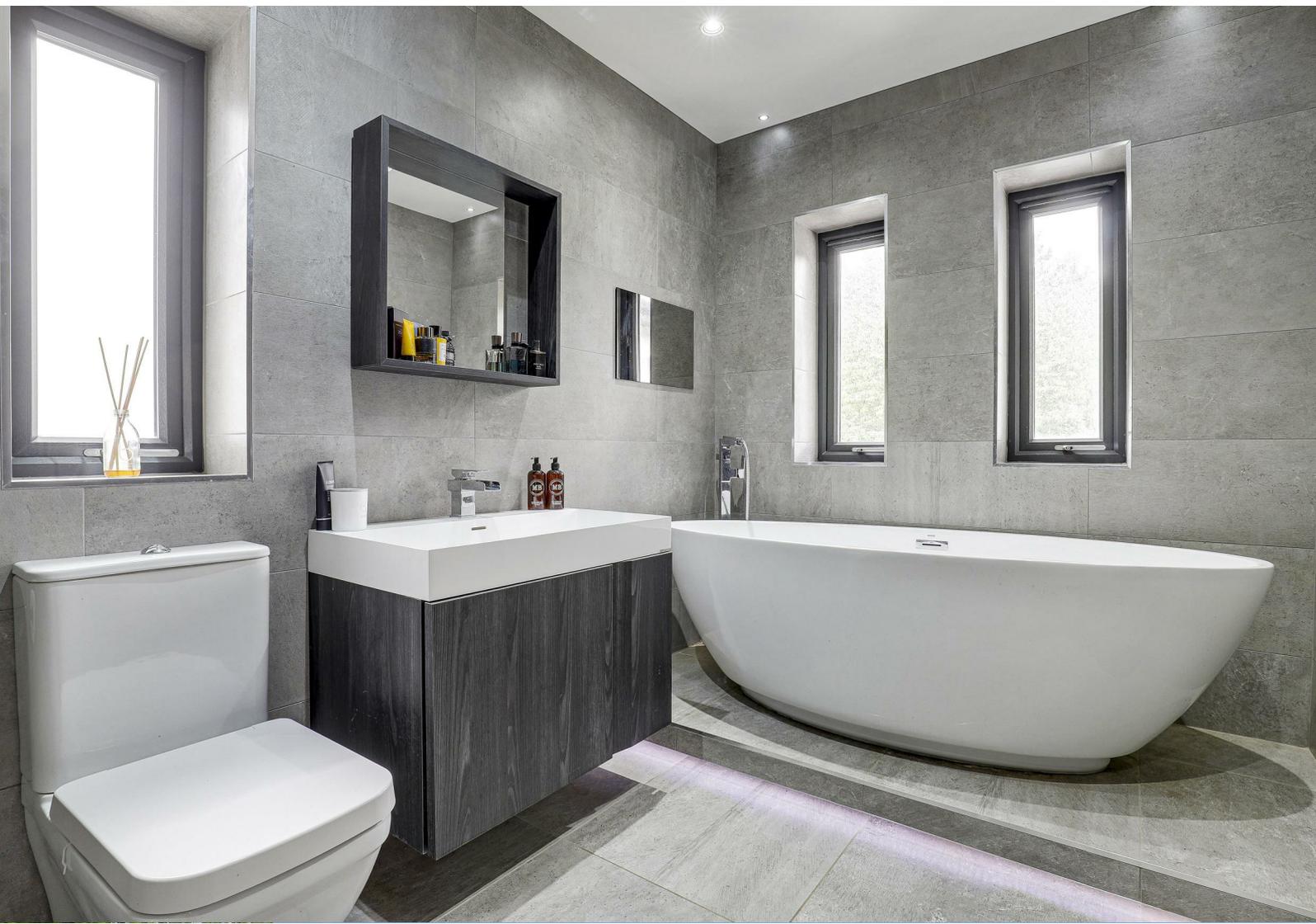
A truly exceptional and fully modernised family home, occupying a discreet and secluded position on the outskirts of Ruddington, with easy access to nearby Edwalton. Renovated to the highest standards, the property features a new roof and a wealth of contemporary touches for comfort, convenience, and style. Inside, bright, versatile living spaces benefit from full-height aluminium glazing, sun-reflective windows throughout the front of the property, internal glass doors, under-stairs lighting automated at dusk, and wiring for speakers throughout. A digital keypad with fingerprint access provides additional security, while emergency lighting, CCTV, and a high-spec security system ensure peace of mind. A hotel-standard three-link water system guarantees constant hot water. The ground floor comprises multiple reception rooms, including a formal living room, family and dining areas, and a Steven Christopher bespoke kitchen with granite worktops, a feature island, and high-end integrated appliances. Bi-fold doors connect the living spaces to a private, south-facing garden with grey porcelain patios, lawn, and automated outdoor lighting. Upstairs, the principal and secondary bedrooms feature vaulted ceilings, walk-in wardrobes, and luxurious Porcelanosa-fitted en-suites, with additional bedrooms, mezzanine spaces, and Jack & Jill bathrooms providing flexibility for family life. Externally, the property is approached via an electric gated, block-paved driveway with parking for up to 10 cars and an EV charging point. The enclosed, south-facing garden is beautifully maintained. Living near Ruddington and West Bridgford, both of which offer independent shops, cafes, restaurants, excellent schools, and easy access to Nottingham. This home perfectly combines contemporary design, luxury fittings, and practical family living.

MUST BE VIEWED





- Fully Modernised Detached Family Home
- Five Double Bedrooms & Versatile Mezzanine
- Multiple Reception Rooms
- Stylish Fitted Kitchen With Granite Worktops & Integrated Appliances
- Porcelanosa Bathroom Fittings
- High Spec Features Including Fingerprint Access, CCTV & Emergency Lighting
- Hotel-Standard Water System
- Private South-Facing Garden With Grey Porcelain Patio & Automated Outdoor Lighting
- Electric Gated Driveway For Approx 10 Cars & EV Charger
- Sought-After Secluded Location





GROUND FLOOR

Entrance Hall

19'5" x 7'1" (5.92m x 2.18m)

The entrance hall is finished with full-height porcelain tiled walls and flooring and features a floating staircase with a frameless glass balustrade and automatic LED lighting. Additional highlights include a column radiator, wall-mounted security panel, recessed spotlights, and a high-security aluminium composite front door with full-height glazing and fingerprint access, creating a striking first impression.

WC

6'4" x 3'3" (1.95m x 1.00m)

This space is fitted with a low level dual flush WC, a stone wash basin with wall-mounted taps, large format porcelain tiles to the walls and floor, a heated towel rail, recessed spotlights, and an extractor fan.

Back Lounge

22'2" x 10'0" (6.76m x 3.05m)

The lounge features carpeted flooring, a double tray ceiling with LED colour-changing lighting and recessed spotlights, a TV point, and a vertical radiator. A full-height aluminium double-glazed window to the side elevation, together with aluminium bi-fold doors to the rear patio, floods the space with natural light and creates a seamless connection to the garden.

Front Lounge

19'5" x 13'7" (5.92m x 4.16m)

The lounge features carpeted flooring, a double tray ceiling with LED colour-changing lighting, recessed spotlights, a TV point, and two vertical radiators. Full-height aluminium double-glazed windows to the front elevation fill the room with natural light, creating a bright and inviting space.

Dining Room

11'3" x 11'1" (3.44m x 3.40m)

The dining room boasts large-format porcelain tiled flooring, a double tray ceiling, and an Acupanel feature wall. Two vertical radiators, TV points and full-height aluminium double-glazed windows to the front elevation complete the space, creating a bright and stylish setting for entertaining.

Office

6'11" x 6'7" (2.11m x 2.02m)

The office has a range of fitted Hammonds handleless base and wall units incorporating a desk, various storage solutions, and a CCTV screen, along with large format porcelain tiled flooring, panelled feature walls, a radiator, recessed spotlights, and full-height aluminium double-glazed windows to the front elevation.

Family Room

18'9" x 11'1" (5.73m x 3.40m)

The family room features large-format porcelain tiled flooring, a double tray ceiling with LED colour-changing lighting and recessed spotlights, and an Acupanel feature wall. It includes a TV point, two vertical radiators, and is open plan to the kitchen, with aluminium bi-fold doors opening onto the rear garden, creating a bright and versatile space for family living and entertaining.

Kitchen Diner

19'3" x 11'4" (5.88m x 3.47m)

The kitchen is fitted with a range of handleless base and wall units with granite worktops, complemented by a feature island with matching granite and an extended oak-effect breakfast bar. It includes an undermount sink with Quooker boiling water tap and draining grooves, integrated Siemens oven, combination microwave and warming drawer, Bora induction hob with downward extractor, integrated dishwasher, and space for an American-style fridge freezer. The room is finished with large-format porcelain tiled flooring, a double tray ceiling, partially vaulted ceiling with skylight, recessed spotlights, and two vertical radiators. A single aluminium door provides side access, while bi-fold doors open onto the garden, creating a bright and versatile space for both cooking and entertaining.

Utility Room

8'8" x 4'4" (2.65m x 1.33m)

The utility room has a concrete-effect quartz worktop with fitted handleless base units, a stainless steel sink with a mixer tap and drainer, space and plumbing for a washing machine and tumble dryer, porcelain tiled flooring, a panelled feature wall with a sliding door providing access to the plant room, an aluminium double-glazed obscure window to the side elevation, an extractor fan, and automatic recessed spotlights.

FIRST FLOOR

Landing

22'11" x 19'1" (7.00m x 5.84m)

The landing has carpeted flooring, a double tray ceiling with recessed spotlights, a glass-panelled balustrade, a full-height aluminium double-glazed window to the front elevation, a radiator, and provides access to the first-floor accommodation.

Master Bedroom

15'8" x 13'8" (4.79m x 4.17m)

The main bedroom features carpeted flooring and a vaulted ceiling with recessed spotlights, complemented by automatic low-level lighting, a TV point, USB ports, and a vertical radiator. It provides direct access to a walk-in wardrobe and a luxurious en-suite. Full-height aluminium double-glazed windows to the front elevation, including double doors and gable-style panes, open onto a balcony, filling the room with natural light.

Walk-In Wardrobe

7'11" x 5'11" (2.42m x 1.82m)

The walk-in wardrobe is fitted with carpeted flooring, bespoke storage solutions, and recessed LED spotlights, with access to the partially boarded loft with courtesy lighting via a dropdown ladder.

En-Suite

7'9" x 5'9" (2.38m x 1.76m)

The Porcelanosa en-suite is beautifully appointed, featuring a low-level dual flush WC, a countertop vanity unit with wash basin, and a wall-mounted LED mirror. A walk-in shower with a thermostatic shower panel tower is complemented by large-format, floor-to-ceiling porcelain tiles. Additional features include a chrome heated towel rail, recessed spotlights, and an extractor fan.

Bedroom Two

13'8" x 9'11" (4.19m x 3.04m)

The second bedroom features carpeted flooring, a vaulted ceiling with recessed spotlights, automatic low-level lighting, a TV point, USB points and a vertical radiator, with access to a walk-in wardrobe and en-suite. Full-height aluminium double-glazed windows to the rear elevation, including double doors and gable-style panes.

Walk-In Wardrobe Two

7'11" x 5'11" (2.42m x 1.82m)

The second walk-in wardrobe has carpeted flooring, fitted storage solutions, and recessed LED spotlights.

En Suite Two

7'10" x 6'8" (2.40m x 2.05m)

The second Porcelanosa en-suite features a low-level dual flush WC, a vanity unit wash basin, and a wall-mounted mirror with LED lighting. A walk-in shower with a thermostatic shower panel tower is complemented by large-format porcelain floor-to-ceiling tiles, a chrome heated towel rail, recessed spotlights, and an extractor fan. Two aluminium double-glazed windows to the rear elevation complete this stylish space.

Bedroom Three

12'2" x 11'3" (3.71m x 3.45m)

The third bedroom features carpeted flooring, full-height aluminium double-glazed windows to the front elevation, recessed spotlights, a TV point, USB points and a radiator, with direct access to the en-suite.

En-Suite Three

The third Porcelanosa en-suite is fitted with a low-level dual flush WC, wall-hung wash basin, and a wall-mounted mirror with integrated lighting. It features a walk-in shower with a thermostatic shower panel tower, large-format porcelain floor-to-ceiling tiles, a chrome heated towel rail, recessed spotlights, an extractor fan, and an aluminium double-glazed obscure window to the side elevation.

Bedroom Four

11'8" x 11'2" (3.56m x 3.42m)

The fourth bedroom features carpeted flooring, a vertical radiator, USB points and a TV point. A double tray vaulted ceiling with colour-changing LED lighting and recessed spotlights enhances the room, while full-height aluminium double-glazed windows with double French doors and gable-style surrounds fill the space with natural light.

Bedroom Five

15'4" x 11'3" (4.68m x 3.44m)

This versatile room features carpeted flooring, a vaulted ceiling with recessed spotlights, and an Acupanel feature wall along with fitted Hammonds units. It includes a TV point, USB points, vertical radiator, and full-height aluminium double-glazed windows with double French doors and gable-style surround. Stairs with in-built storage and glass-panelled banisters lead up to the mezzanine, with direct access into the Jack & Jill bathroom suite.

Jack & Jill Bathroom

12'0" x 6'7" (3.68m x 2.02m)

The Porcelanosa Jack & Jill bathroom is luxuriously appointed, featuring a low-level dual flush WC, a large vanity unit wash basin with fitted storage, and a wall-mounted mirror. It boasts an oval freestanding bathtub with a floor-standing mixer tap and LED colour-changing step, a wall-mounted TV, and a walk-in shower with a thermostatic shower panel tower. Large-format porcelain floor-to-ceiling tiles, recessed spotlights, and a chrome heated towel rail complete this stylish and contemporary space.

SECOND FLOOR

Mezzanine

14'11" x 9'2" (4.55m x 2.81m)

The mezzanine, open to the fifth bedroom below, features carpeted flooring, a vaulted ceiling with recessed LED spotlights, a TV point, loft access and a skylight window with fitted blind. A small Acupanel feature wall adds a stylish touch to this bright and versatile space.

OUTSIDE

Front

To the front, the property features an electric gated, block-paved driveway providing ample off-road parking for up to 10 vehicles, an electric car charging point, a secure integrated parcel box, and a lawned area, with convenient access to the garden.

Rear

To the rear, the property benefits from a private, enclosed south-facing garden with grey porcelain patio areas, a lawn, external lighting, outdoor taps and power sockets, with hedged borders and fence-panelled boundaries providing both privacy and style.

ADDITIONAL INFORMATION

Broadband Networks Available - Openreach

Broadband types:

ADSL - Under 24Mbps - 100% available

Superfast 24 - 100Mbps - 66.7% available

Ultrafast - 100-999Mbps - 59.3% available

Gigabit - 1000Mbps - 59.3% available

Phone Signal - Good 4G / 5G coverage

Electricity - Mains Supply

Water - Mains Supply

Heating - Gas Central Heating - Connected to Mains Supply

Septic Tank - No

Sewage - Mains Supply

Flood Risk - No flooding in the past 5 years+

Flood Risk Area - Very low risk

Non-Standard Construction - No

Any Legal Restrictions - No

Other Material Issues - No

DISCLAIMER

The vendor has informed us that the extension is in the process of being signed off. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made. Council Tax Band Rating - Rushcliffe Borough Council - Band G This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

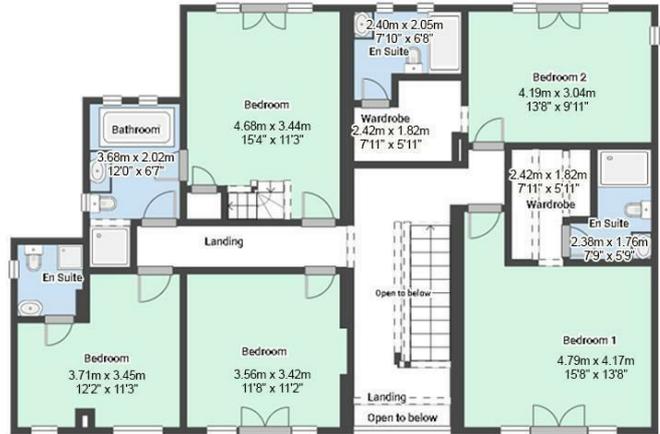
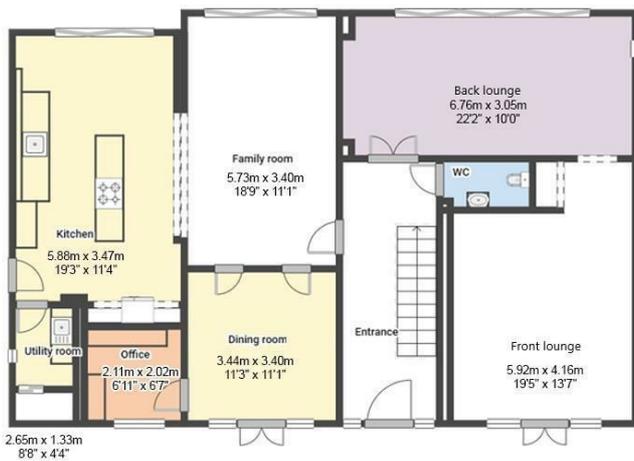
Property Tenure: is Freehold

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Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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www.holdencopley.co.uk

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