

# HoldenCopley

PREPARE TO BE MOVED

Landmere Lane, Ruddington, Nottinghamshire NG11 6ND

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Guide Price £1,250,000 - £1,500,000

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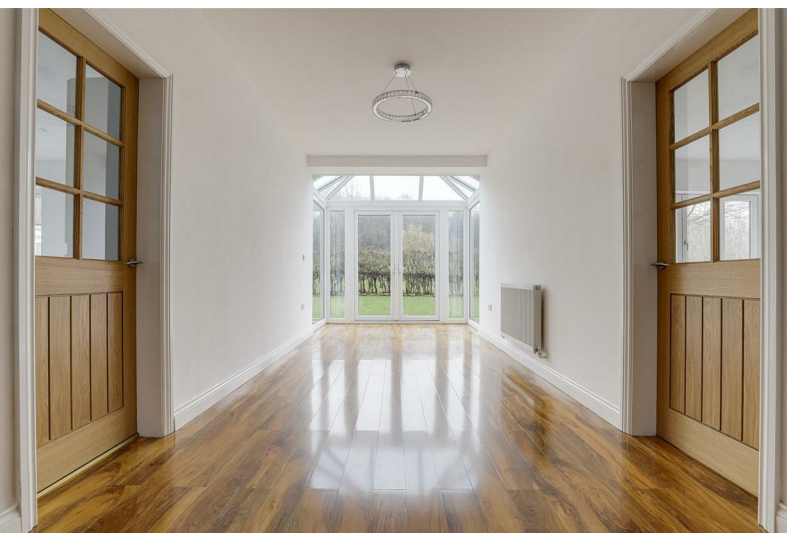


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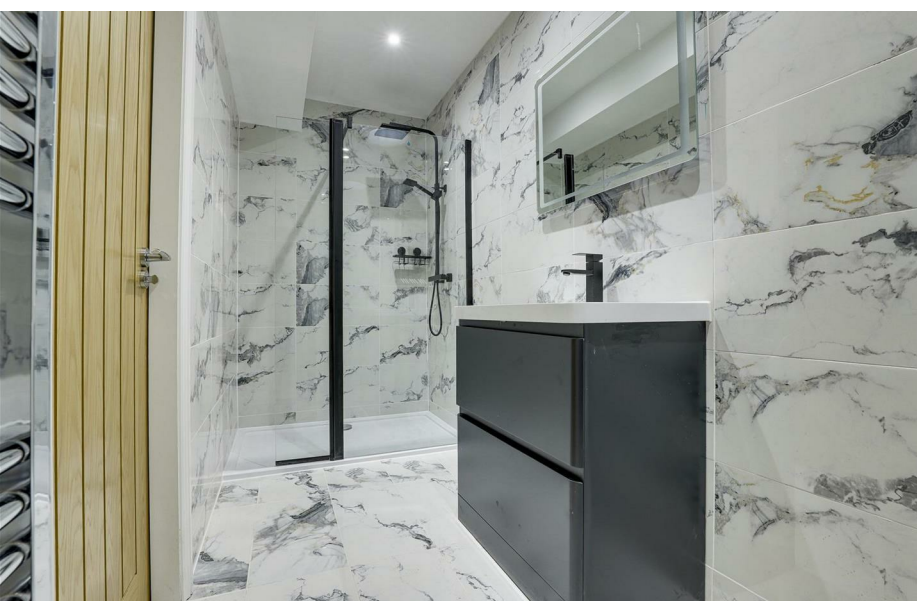
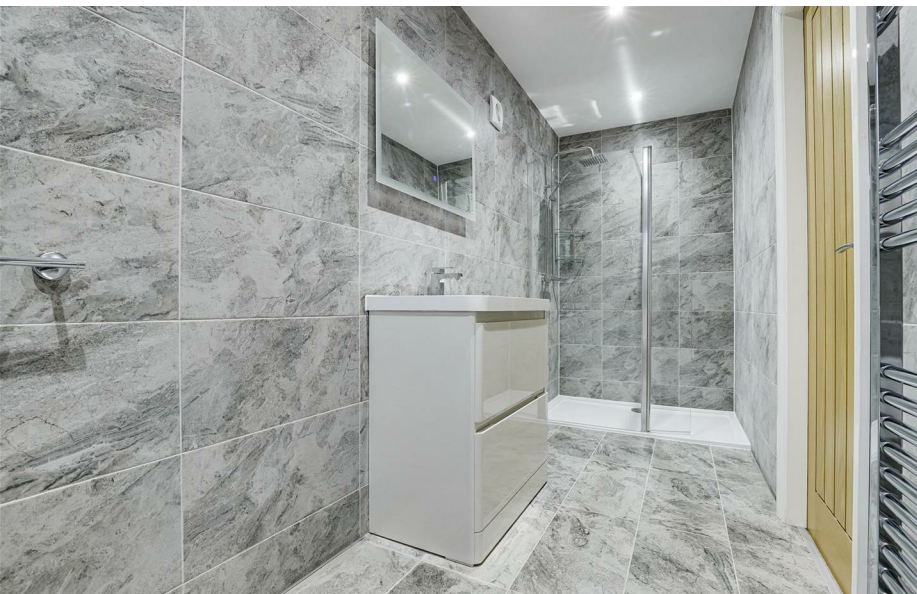
LOCATION, LOCATION, LOCATION...

A stunning, contemporary detached family residence of exceptional scale and quality, this impressive home is perfectly positioned within a highly sought-after and prestigious area of Ruddington. Offered to the market with no upward chain, the property showcases modern luxury living at its finest, boasting an abundance of versatile accommodation arranged over three spacious floors. The ground floor is greeted by a striking entrance hall flooded with natural light, setting the tone for the rest of the home. The home offers HIVE heating, an intercom system and a burglar alarm. There are three generous reception rooms, ideal for entertaining, family living or working from home, alongside a show-stopping modern kitchen fitted with high-gloss handleless units, quartz worktops, a central island, and premium integrated appliances. A separate utility room and ground floor W/C add further practicality to this well-considered layout. To the first floor, the accommodation continues with four generous double bedrooms, each benefitting from its own stylish en-suite bathroom, including an impressive principal bedroom suite, offering a perfect blend of comfort and privacy. To the second floor, there are two further double bedrooms, both serviced by private en-suite shower rooms, making this level ideal for older children, guests, or multi-generational living. Externally, the home enjoys a private south-facing rear garden with a patio seating area, while the front offers a large electric gated driveway leading to a double garage and an additional single garage. Located within easy reach of excellent local amenities, schools and transport links. This property effortlessly combines modern living with a warm, inviting atmosphere, making it the perfect place to call home. With its spacious layout, beautiful garden, and prime location, this is a home you won't want to miss.

MUST BE VIEWED







- Stunning Modern Detached Family Home
- Six Double Bedrooms
- Three Versatile Reception Rooms
- Spacious Modern Kitchen With Centre Island & Quartz Worktops
- Utility Room & Ground Floor W/C
- Six En-Suite Bathrooms
- South Facing Garden With Patio
- Large Electric Gated Driveway With A Double & Single Garage
- Sought-After Prestigious Location
- No Upward Chain











GROUND FLOOR

Entrance Hall

16'2" x 32'0" max (4.95m x 9.77m max)

The entrance hall has wooden flooring, carpeted stairs with an oak and glass balustrade, understairs storage, two radiators, a HIVE thermostat, oak internal doors, full-length UPVC double-glazed windows to the rear elevation, a partially UPVC double-glazed pitched glass roof, double French doors leading out to the rear and a single composite door providing access into the accommodation.

W/C

8'3" x 5'10" (2.52m x 1.80m)

This space has a low level flush W/C, a vanity style wash basin with a mixer tap, tiled flooring, a built-in storage cupboard, an extractor fan, recessed spotlights, and a UPVC double-glazed obscure window to the front elevation.

Study

14'7" x 12'2" (4.46m x 3.71m)

The study has carpeted flooring, a radiator, and two UPVC double-glazed windows to the front and side elevation.

Kitchen

14'6" x 17'3" (4.44m x 5.27m)

The kitchen has a range of fitted high gloss handleless base and wall units with quartz worktops and a centre island with a breakfast bar, an undermount sink with a swan neck movable mixer tap and draining grooves, two integrated Neff ovens, an integrated Neff microwave with a matching warming drawer, a five-ring electric hob with an extractor fan and a quartz splashback, tiled flooring, a radiator, recessed spotlights, oak doors, and two UPVC double-glazed windows to the rear elevation.

Utility Room

4'3" x 12'1" (1.32m x 3.70m)

The utility room has fitted base units, a stainless steel sink with a mixer tap and drainer, space and plumbing for a washing machine, a wall-mounted combi boiler, tiled flooring, a radiator, recessed spotlights, two UPVC double-glazed windows to the side and rear elevations, and a single UPVC door providing side access.

Dining Room

17'2" x 13'11" (5.24m x 4.25m)

The dining room has carpeted flooring, two radiators, a TV point, and a UPVC double-glazed bay window to the rear elevation.

Living Room

21'8" x 12'2" (6.61m x 3.73m)

The living room has carpeted flooring, two radiators, and two UPVC double-glazed windows to the front elevation.

FIRST FLOOR

Landing

26'4" x 8'6" (8.03m x 2.61m)

The landing has carpeted flooring, carpeted stairs with an oak and glass balustrade, two radiators, recessed spotlights, oak doors, two UPVC double-glazed windows to the front and rear elevations, and provides access to the first floor accommodation.

Master Bedroom

18'0" x 13'8" (5.50m x 4.18m)

The main bedroom has carpeted flooring, a radiator, two UPVC double-glazed windows to the rear elevation, and an oak door providing access into the en-suite.

En-Suite One

4'4" x 12'4" (1.34m x 3.77m)

The en-suite has a low level flush W/C, a vanity style wash basin with a mixer tap, a walk-in shower enclosure with a wall-mounted handheld and overhead shower fixture, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

15'10" x 12'0" (4.83m x 3.67m)

The second bedroom has carpeted flooring, a radiator, two UPVC double-glazed windows to the front elevation, and an oak door providing access into the en-suite.

En-Suite Two

4'5" x 11'1" (1.36m x 3.64m)

The en-suite has a low level flush W/C, a vanity style wash basin with a mixer tap, a walk-in shower enclosure with a wall-mounted handheld and overhead shower fixture, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, an extractor fan, and a sun tunnel.

Bedroom Three

17'7" x 11'11" (5.37m x 3.65m)

The third bedroom has carpeted flooring, a radiator, two UPVC double-glazed windows to the front elevation, and an oak door providing access into the en-suite.

En-Suite Three

4'4" x 11'10" (1.34m x 3.61m)

The en-suite has a low level flush W/C, a vanity style wash basin with a mixer tap, a walk-in shower enclosure with a wall-mounted handheld and overhead shower fixture, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Four

13'3" x 13'9" (4.04m x 4.20m)

The fourth bedroom has carpeted flooring, a radiator, a UPVC double-glazed window to the rear elevation, and an oak door providing access into the en-suite.

En-Suite Four

4'5" x 13'8" (1.37m x 4.19m)

The en-suite has a low level flush W/C, a vanity style wash basin with a mixer tap, a walk-in shower enclosure with a wall-mounted handheld and overhead shower fixture, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

SECOND FLOOR

Upper Landing

3'2" x 21'1" (0.99m x 6.43m)

The upper landing has carpeted flooring, a Velux window, recessed spotlights, access to the loft, oak doors, and provides access to the second floor accommodation.

Bedroom Five

16'2" x 17'5" (4.93m x 5.31m)

The fifth bedroom has carpeted flooring, a radiator, a Velux window, recessed spotlights, and an oak door providing access into the en-suite.

En-Suite Five

3'10" x 9'8" (1.18m x 2.97m)

The en-suite has a low level flush W/C, a vanity style wash basin with a mixer tap, a walk-in shower enclosure with a wall-mounted handheld and overhead shower fixture, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, an extractor fan, and a Velux window.

Bedroom Six

13'9" x 7'11" (4.21m x 2.42m )

The sixth bedroom has carpeted flooring, a radiator, a Velux window, recessed spotlights, and an oak door providing access into the en-suite.

En-Suite Six

3'10" x 9'9" (1.17m x 2.99m)

The en-suite has a low level flush W/C, a vanity style wash basin with a mixer tap, a walk-in shower enclosure with a wall-mounted handheld and overhead shower fixture, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, an extractor fan, and a Velux window.

OUTSIDE

Front

To the front of the property is an electric gated cobble block-paved driveway with an intercom system and a burglar alarm, access to the double garage, access to the single garage, gated access to the rear, bark filled borders, and boundaries made up of fence panelling and rendered pillars with slatted metal fencing.

Double Garage

26'4" x 25'2" (8.05m x 7.69m)

The double garage has an electric rolling garage door, lighting and electricity, a UPVC double-glazed window to the rear elevation, and a UPVC door leading out to the rear garden.

Single Garage

9'3" x 16'3" (2.82m x 4.97m)

The single garage has an electric rolling garage door, lighting and electricity, and open access into the rear garage.

Rear Garage

16'4" x 8'11" (4.98m x 2.72m)

The rear garage has lighting and electricity, a UPVC double-glazed window to the rear elevation, and a UPVC door providing side access.

Rear

To the rear of the property is a private enclosed south-facing garden with a paved patio seating area, a lawn, a range of planted trees, and boundaries made up of fence panelling, and hedges.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 4G and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Agents Disclaimer - The property does not currently have a council tax band due to major renovations - this is yet to be re-banded, and is due to be completed prior to the completion of the sale. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this. 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 TBC

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 Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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**This floorplan is for illustrative purposes only.**

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