



14 Upper Canaan,  
Ruddington, NG11 6FW



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This semi detached family home provides spacious accommodation arranged over two floors including: an entrance hall, a kitchen, and two reception rooms on the ground floor, with the first floor landing giving access to three bedrooms, and the bathroom. Two outstores, accessed from the kitchen, provide a utility room and a wc.

Benefiting from gas central heating, and double glazing, the property has a good size mature garden to the rear, plus a driveway at the front providing off road parking for up to three vehicles.

Situated in the sought after south Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of local facilities including shops, churches, a doctors surgery, restaurants and a country park. Main road routes and local transport links give access to Nottingham, Leicester and neighbouring villages.

In need of some upgrade throughout, the property is offered to the market with no upward chain.

Viewing is recommended.

Guide Price £240,000







## ACCOMMODATION

The open entrance porch leads to the UPVC entrance door, which opens to the entrance hallway.

The entrance hallway has a window to the side, stairs off to the first floor (with a window to the half landing), a radiator, and a door into the kitchen.

The kitchen has a range of wall, drawer and base units, a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, and space for a fridge/freezer. There is shelved under stairs storage area (housing the meters), a breakfast bar area, laminate flooring, a door into the open plan lounge/dining room, and a door to the hall leading to the outstores.

The hall has a door opening to the garden. The outstores comprise two areas, one is now used as a utility room (with plumbing for a washing machine, a storage shelf, and a light), the other is a ground floor wc (with a wc, tiled flooring, and a light).

The open plan lounge has a bay window to the rear, a radiator, a picture rail, two storage cupboards (one housing the central heating boiler), and a sliding door opening to a second lounge.

The second lounge has a bay window to the front, a radiator, a ceiling light point, a picture rail, and shelving.

On reaching the first floor, the landing has a loft access hatch, and doors into all three bedrooms, and the family bathroom.

The family bathroom has a bath with an electric shower over, a wash hand basin, and a wc. There is vinyl floor covering, a medicine cabinet, and spot lighting.

Bedroom two has a window to the rear, a radiator, a ceiling light point, a picture rail, a range of shelving, and an original fireplace.

Bedroom one has a bay window to the front, a radiator, a ceiling light point, a picture rail, an original fireplace, and a storage cupboard.

Finally, bedroom three has a window to the front, a ceiling light point, and a radiator.

## OUTSIDE

The driveway provides off road parking for up to three vehicles. There are hedged boundaries to the front and side, access to the open entrance porch, and gated access to the rear garden from the driveway.

The rear garden is of a good size and includes; two patio seating area, a lawned area, and mature shrubs and trees. With fenced and hedged boundaries, the garden has an external tap, and also houses two timber storage sheds.

## Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,006.39.

## Referral Arrangement Note

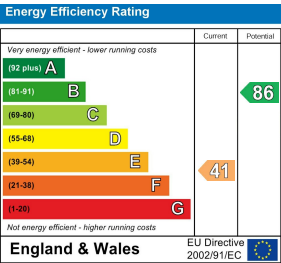
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Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: www.tjea.com

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