



31 Ling Crescent,  
Ruddington, NG11 6GG



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This first floor maisonette provides well proportioned and presented accommodation including; an entrance hall, a kitchen with a range of integrated appliances, a lounge, two bedrooms (one with built in wardrobes), and a fitted bathroom.

Benefiting from gas central heating and double glazing, the property has a large enclosed garden, and a useful external store.

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.

Viewing is recommended.

Guide Price £185,000







## ACCOMMODATION

The external staircase rises to the UPVC entrance door.

The UPVC entrance door opens to stairs, which rise to the entrance hall. Here there is a ceiling light point, a storage cupboard, a loft access hatch, and doors into the kitchen, the lounge, the two bedrooms, and the bathroom.

The lounge has a double glazed bay window to the front, a further double glazed window to the front, a radiator, two ceiling points, a feature electric fire, and space for a dining table and chairs.

The kitchen has wall and base units, a sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, plus integrated appliances including: a fridge/freezer, a dishwasher, an electric oven, and a gas hob. There is a double glazed window to the rear, part tiling to the walls, vinyl floor covering, a radiator, and a ceiling light point.

The bathroom is fully tiled and fitted with; a bath with a mains fed shower over, a wash hand basin, and a wc. There is an obscure double glazed window to the rear, a radiator, and ceiling spot lights.

Bedroom one has a double glazed window to the rear, a radiator, a ceiling light point, and built in wardrobes.

Completing the accommodation, bedroom two has a double glazed window to the front, a radiator, a ceiling light point, and a storage cupboard.

## OUTSIDE

The property has an allocated store, with light, power, and a double glazed window.

The allocated garden is accessed via a shared pathway. A gate leads into the timber fenced and hedged garden, which is laid mainly to lawn, with a patio seating area.

There is also access to an external tap.

## Leasehold Details

We are advised that the property is leasehold, with 99 years remaining on the lease and a monthly service charge of £65.10 payable to Metropolitan.

## Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2025/2026 £1,719.77.

## Referral Arrangement Note

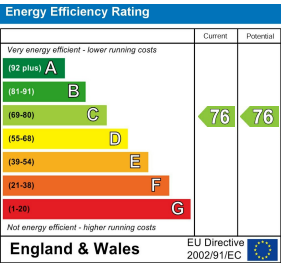
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