



45 Sheepfold Lane,  
Ruddington, NG11 6NS

TJ  
THOMAS  
JAMES



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This well presented home provides accommodation arranged over two floors including; an entrance hallway, a spacious living room, and a dining kitchen with a range of integrated appliances and French doors opening to the rear garden on the ground floor, with the first floor landing giving access to three bedrooms, and the family bathroom.

Benefiting from gas central heating, and UPVC double glazing, the property occupies a larger than average corner plot, with enclosed gardens to the rear, a further garden to the front, and a driveway providing off road parking for up to two vehicles at the side. (Offering scope to extend the property, subject to the necessary planning consents).

Situated in a quiet cul-de-sac position, in the highly regarded 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 £290,000







## ACCOMMODATION

The UPVC entrance door opens into the entrance hallway. The entrance hallway has stairs rising to the first floor, Karndean flooring, a ceiling light point, a radiator, and a door into the living room.

The living room has a UPVC double glazed window to the front, gas connection for a gas fire, Karndean flooring, a ceiling light point, a radiator, and double doors opening into the dining kitchen.

The dining kitchen has a range of modern wall, drawer and base units, tiled splash backs and roll edge work surfaces, an inset one and half bowl composite sink and drainer unit with a mixer tap over, integrated appliances including: a dishwasher, a washing machine, and a fridge/freezer, plus a built in electric oven, and a four ring induction hob with a glass splash back and extractor fan over. There is a UPVC double glazed window to the rear, a cupboard housing the gas combination boiler, an under stairs storage cupboard, Karndean flooring, a radiator, and UPVC double glazed French doors opening out to the rear garden.

On reaching the first floor, the landing has a loft access hatch with retractable loft ladder, (giving access to the loft space above), and doors giving access to all three bedrooms, and the family bathroom.

Bedroom one has two UPVC double glazed windows to the front, a ceiling light point, a radiator, and a built in storage cupboard.

Bedrooms two and three both have a UPVC double glazed window to the rear, a ceiling light point, and a radiator.

Completing the accommodation, the family bathroom has a three piece suite comprising: a bath with a power shower and glazed screen over, a wash hand basin incorporated in a vanity unit (with tiled splash backs over, and storage cupboard beneath), and a low flush wc. There is an opaque UPVC double glazed window to the side, vinyl floor covering, a chrome heated towel rail, and 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 up to two vehicles. There is timber gated pedestrian access to the rear garden.

The rear garden is privately enclosed and includes; a paved patio seating area, a lawned area, raised planting borders, established trees and gated access to the driveway. The garden also houses a timber shed, and an external tap.

## Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,006.39

## Referral Arrangement Note

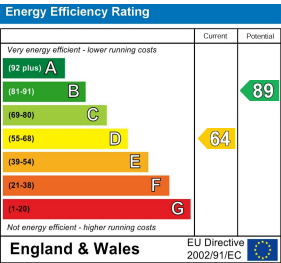
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