



20 Tongue Way,
Ruddington, NG11 6BA

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This immaculately well presented semi detached home provides accommodation arranged over two floors including; an entrance hallway, a wc, a living room, and a fitted dining kitchen with French doors opening to the rear garden on the ground floor, with the first floor landing giving access to three bedrooms (one with a renovated en-suite shower room), and the family bathroom.

Benefiting from gas central heating, and double glazing, the property has attractively landscaped gardens to the rear, a low maintenance garden to the front, plus a driveway providing off road parking.

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.

Offers Over £300,000





ACCOMMODATION

The double glazed entrance door opens to the entrance hallway. The entrance hallway has a radiator, replacement flooring, and doors opening to the living room, and the ground floor wc.

The ground floor wc has a two piece suite comprising; a wc, and a pedestal wash hand basin. There is a radiator here.

The living room has a double glazed window to the front, a radiator, and a door opening to the inner hallway.

From the inner hallway, there are stairs rising to the first floor, and a door opening to the dining kitchen.

The dining kitchen is fitted with a range of wall, drawer and base units, and roll edge work surfaces, and has a stainless steel sink and drainer unit, plus built in appliances including; a washing machine, a dishwasher, a fridge/freezer, plus an electric oven, and a four ring gas hob with a stainless steel extractor hood over. The boiler is housed in a cupboard here, there is a double glazed window to the rear, laminate flooring, a radiator, and French doors opening to the rear garden.

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

Bedroom one has a double glazed window to the rear, a radiator, and a door into the en-suite shower room. The en-suite shower room has been renovated and is fitted with a three piece suite comprising; a tiled shower enclosure, a pedestal wash hand basin, and a low flush wc. There is a double glazed window to the rear, tiled flooring, and a radiator.

Bedroom two has a double glazed window to the front, and a radiator.

Bedroom three also has a double glazed window to the front, and a radiator.

Completing the accommodation, the family bathroom is fitted with a three piece suite comprising; a panelled bath with a shower and glazed screen over, a wash hand basin, and a low flush wc. There is a radiator here, and tiling to the splash backs.

OUTSIDE

To the front of the property there are gravelled beds, a raised flower bed, and a pathway leading to the entrance door.

The tarmac driveway provides off road parking for two vehicles.

The landscaped garden to the rear of the property includes; a feature porcelain tiled patio seating area, a lawned area, and a decked seating area. Timber fence enclosed, the garden houses a timber storage shed, and has gated access to the front.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,006.39.

Referral Arrangement Note

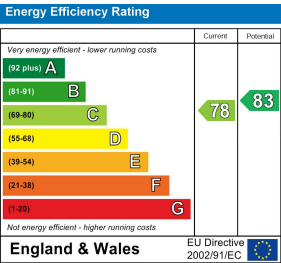
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