



10 Spencer Close,  
Ruddington, NG11 6DQ



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\*\*\* GUIDE PRICE £425,000 - £450,000 \*\*\*

This deceptively spacious semi detached family home provides accommodation arranged over two floors including; an entrance porch, a snug, a living room, a dining kitchen with French doors opening to the garden, plus a shower room on the ground floor, with the first floor landing giving access to four bedrooms, and the recently refitted four piece bathroom. A boarded loft room provides a further useful space!

Benefiting from gas central heating and double glazing, the property has mature enclosed gardens to the rear, plus a block paved driveway and single garage at the front, providing off road parking for a number of vehicles.

Situated in a quiet cul-de-sac position, 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 £425,000





## ACCOMMODATION

The composite entrance door opens to the enclosed entrance porch. The entrance porch has tiled flooring, and a glazed panelled door opening into the snug.

The snug has a double glazed bay window with fitted shutters, stairs off to the first floor, a radiator, and glazed double doors opening to the living room.

The living room has feature log burner set on a slate hearth with a wooden beam over, a vertical radiator, and open access into the dining kitchen.

The dining area has two Velux windows, a radiator, and French doors opening out to the rear garden. The kitchen area is fitted with an extensive range of wall, drawer and base units, with granite work tops and matching splash backs. There is a ceramic sink unit, space and plumbing for a washing machine and an American style fridge/freezer, a built in dishwasher, a built in microwave, plus Range cooker with a glass splash back and stainless steel extractor hood over. Double glazed French doors lead out to the rear, there is a double glazed door to the side entrance, and a further door into the shower room.

Fully tiled, the shower room is fitted with a three piece suite comprising; a corner shower enclosure, a wc, and a wall mounted wash hand basin. There is a heated towel rail.

The side entrance has UPVC double glazed doors to the front and rear, and a personnel door into the garage.

On reaching the first floor, the landing has doors into the four bedrooms, the bathroom, and the stairs which rise to the loft room.

Bedroom one has two double fronted built in wardrobes with matching dressing table and drawers, a double glazed window with fitted shutters to the front, a radiator, and feature panelling to one wall.

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

Bedroom three has a double glazed window with fitted shutters to the front, and a radiator.

Bedroom four has a double glazed window to the rear, and a radiator.

Recently refitted, the bathroom has a four piece suite including; a free standing bath, a tiled shower enclosure with a mains fed shower, a low flush wc, and a wash hand basin in a vanity unit. There is a heated towel rail, and a double glazed window to the side.

Finally, the loft room has been fully boarded and has a Velux window, power and lighting connected, and storage to the eaves.

## OUTSIDE

At the front of the property, the block paved driveway provides off road parking, and in turn gives access to both the front and side entrance doors, and the GARAGE (with power and lighting connected, storage cupboards, and housing the boiler).

There is a good size garden to the rear of the property, with a pergola, mature planted borders, and raised beds. Enclosed by walled and fenced boundaries, the garden also houses a timber storage shed, and a green house.

## Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,293.03.

## Referral Arrangement Note

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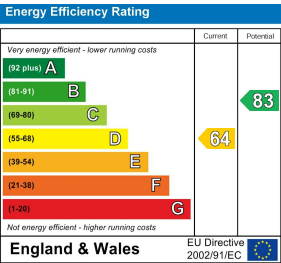


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# MONEY LAUNDERING

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