



40 Tongue Way,
Ruddington, NG11 6BA

TJ
THOMAS
JAMES

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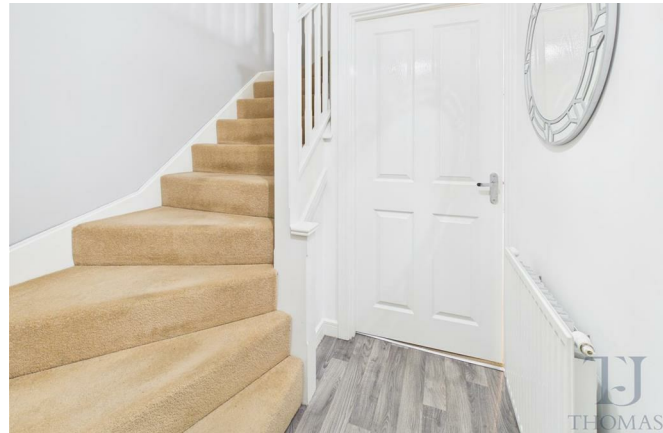
This modern semi detached home provides well presented accommodation arranged over two floors including; an entrance hallway, a kitchen, a lounge with French doors opening to the rear garden, plus a wc on the ground floor, with the first floor landing giving access to two good size bedrooms, and the bathroom.

Benefiting from gas central heating, and double glazing, the property has a low maintenance enclosed garden to the rear, a further garden area to the front, plus a car parking space, accessed to the rear.

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.

No upward chain. An ideal first time buy!

Guide Price £270,000





ACCOMMODATION

The composite entrance door opens into the entrance hallway. The entrance hallway has laminate flooring, stairs rising to the first floor, and doors into the lounge, the kitchen, and the ground floor wc.

The ground floor wc has a wash hand basin with a mixer tap over, and a wc. There is a window to the front, a ceiling light point, and a radiator.

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, space for a fridge/freezer, plus an electric oven, and a four ring gas hob. There is a window to the front, laminate flooring, and spot lighting.

The lounge has a radiator, a ceiling light point, an under stairs storage cupboard, and French doors with windows to each side, opening out to the rear garden.

On reaching the first floor, the landing has a storage cupboard, a loft access hatch, and doors opening to both bedrooms, and the bathroom.

Bedroom one has two windows to the front, a storage cupboard with clothes hanging rails, a radiator, and a ceiling light point.

Bedroom two has a window to the rear, a radiator, and a ceiling light point.

Completing the accommodation, the bathroom has a three piece suite comprising; a bath with a shower attachment over, a wash hand basin with a mixer tap over, and a wc. There is a window to the rear, a radiator, and laminate flooring.

OUTSIDE

At the front of the property there is a low maintenance garden area, and a pathway to the entrance door.

There is a further low maintenance garden to the rear of the property, including a patio seating area, and gravelled beds. Enclosed by timber screen fencing, the garden houses a timber storage shed, and has pedestrian gated access to the parking space at the rear.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2026/2027 £2,085.82.

Referral Arrangement Note

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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