



23 Elms Close,  
Ruddington, NG11 6NW



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This detached family home provides accommodation arranged over two floors including; an entrance hallway, a lounge with double doors opening to a bright dining room with a glazed door into the rear garden, plus a kitchen on the ground floor, with the first floor landing giving access to three bedrooms, the family bathroom, and a separate wc.

Benefiting from gas central heating, the property has mature gardens to the rear, a low maintenance garden to the front, plus a driveway and garage 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.

Offered to the market with no upward chain.  
Viewing is recommended.

**Guide Price £365,000**







## ACCOMMODATION

The UPVC entrance door opens to the entrance hallway. The entrance hallway has stairs off to the first floor, a radiator, a ceiling light point, and doors into the lounge, and the kitchen.

The lounge has a bay window to the front, a gas fire set on a tiled hearth with a tiled surround, two radiators, a ceiling light point, and sliding doors opening to the dining room.

The dining room has a ceiling light point, a radiator, a door into the kitchen, and a glazed door with windows to both sides, opening to the rear garden.

The kitchen has wall and base units, tiled splash backs and roll edge work surfaces, a stainless steel sink and two drainers, space and plumbing for a washing machine, plus a free standing cooker. The wall mounted boiler is housed here, there is a window to the rear, a radiator, a ceiling light point, a PANTRY STORE (with a window), and a UPVC door opening to the side.

On reaching the first floor, the landing has a window to the side, a ceiling light point, a loft access hatch, and doors into all three bedrooms, the family bathroom, and a separate wc.

Bedroom one has a bay window to the front, a ceiling light point, and a radiator.

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

Bedroom three has a window to the front, a ceiling light point, and a radiator.

The family bathroom has a bath with an electric shower over, and a pedestal wash hand basin. There is a window to the rear, tiling to the walls, a radiator, and a storage cupboard.

Finally, the separate wc has a low flush wc. There is a window to the side, and a ceiling light point.

## OUTSIDE

At the front of the property, the driveway provides off road parking. There is gravelled garden adjacent, with mature plants and shrubs, and a pathway to the open entrance porch. The driveway then extends to the side and rear.

The rear garden is laid mainly to lawn, with mature shrubs and bedding plants.

A CONCRETE CONSTRUCTED GARAGE is situated in the rear garden (with double timber doors to the front, and a pedestrian door to the rear).

## Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,579.65.

## Referral Arrangement Note

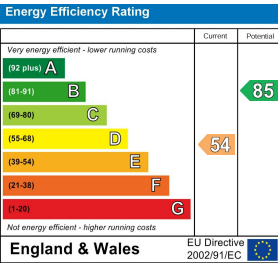
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