



76 Churchill Drive,
Ruddington, NG11 6DG

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This extended semi detached family home provides accommodation arranged over two floors including; an entrance hallway, a lounge, and a modern 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, and the family bathroom.

Benefiting from gas central heating and double glazing, the property has gardens to both the front and rear, 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.

Viewing is recommended.

Guide Price £315,000





ACCOMMODATION

The UPVC entrance door opens to the entrance hallway. The entrance hallway has stairs off to the first floor, an understairs storage cupboard, a radiator, a ceiling light point, laminate flooring, and doors into the lounge, and the dining kitchen.

The lounge has a window to the front, laminate flooring, a gas fire set in a feature surround, a radiator, a ceiling light point, and two wall light points.

The bright dining kitchen has a range of wall and base units, tiled splash backs and roll edge work surfaces, a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, plus an integrated dishwasher, and integrated fridge and freezer. A central island unit has an integrated electric oven, and a hob with an extractor hood over. The wall mounted central heating boiler is housed here, there is tiled flooring, a radiator, spot lighting, two wall light points, two windows to the side, a double glazed door opening to the side, a Velux window, a further window to the rear, and French doors opening to the rear garden.

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

The family bathroom is partially tiled, and has a three piece suite comprising: a panelled bath with an electric shower over, a wash hand basin with a cupboard beneath, and a low flush wc. There is a window to rear, a radiator, a ceiling light point, and laminate flooring.

Bedroom two has a window to the rear, a radiator, spot lighting, and a storage cupboard housing the hot water cylinder.

Bedroom one has a window to the front, a radiator, and spot lighting.

Completing the accommodation, bedroom three has a window to the front, a radiator, a ceiling light point, and a wardrobe.

OUTSIDE

To the front of the property the garden is laid to lawn, with mature shrubs.

The driveway provides off road parking, and in turn gives access to the DETACHED GARAGE (Divided into two sections, with an up and over to the front, and power and light connected, a window to the side, and a pedestrian door to the side), and to the rear garden.

At the rear of the property, the garden includes a patio seating area, a lawned area, and a bark chipped area for plants and shrubs. There is timber screen fencing to the side and rear.

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,293.03.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

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MONEY LAUNDERING

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| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | 84 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 63 | |
| (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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