



42 Asher Lane,
Ruddington, NG11 6HS

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Situated in the heart of the popular south Nottinghamshire village of Ruddington, this mid terraced cottage home provides accommodation arranged over two floors including; a lounge and a kitchen on the ground floor, and a double bedroom and recently refurbished shower room on the first floor.

Benefiting from gas central heating and double glazing, the property has a low maintenance garden to the front, an enclosed decked garden to the rear, and access to a parking area.

Ruddington boasts a wealth of excellent local facilities including shops, schools, churches, a doctors surgery and country park. Main road routes and local transport links give access to neighbouring villages, and to Nottingham City Centre.

Viewing is recommended!

Guide Price £190,000





ACCOMMODATION

The entrance door at the front opens directly into the lounge.

The lounge has a double glazed window to the front, beams to the ceiling, an electric fire in a surround, a radiator, a door into the kitchen.

Fitted with wall and base units, and roll edge work surfaces, the kitchen has a sink and drainer unit, space and plumbing for a washing machine, and space for a cooker with an extractor fan over. There is an under stairs pantry/storage cupboard, a door leading to the stairs which rise to the first floor, a double glazed window to the rear, beams to the ceiling, and a door opening to the rear garden.

On reaching the first floor, the landing gives access to the double bedroom and the shower room.

The bedroom has a double glazed window to the front, a radiator, and built in wardrobes.

The shower room has been recently refurbished and is fitted with a large shower cubicle with a glazed screens and a rainfall shower, plus a vanity unit incorporating the wash hand basin, and the concealed cistern wc. There is a double glazed window to the rear, tiling to the walls, a feature radiator, and an airing cupboard housing the combination boiler.

OUTSIDE

At the front of the property there is a low maintenance garden, giving access to the entrance door.

The rear garden is laid to decking, with timber screen fencing to the boundaries.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,915.71.

Referral Arrangement Note

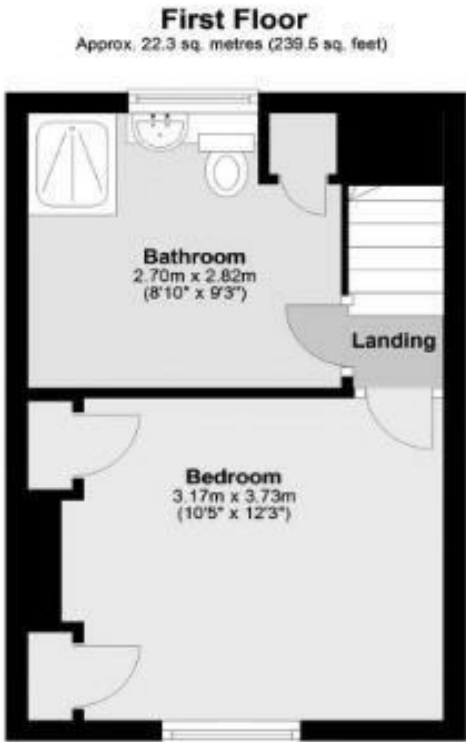
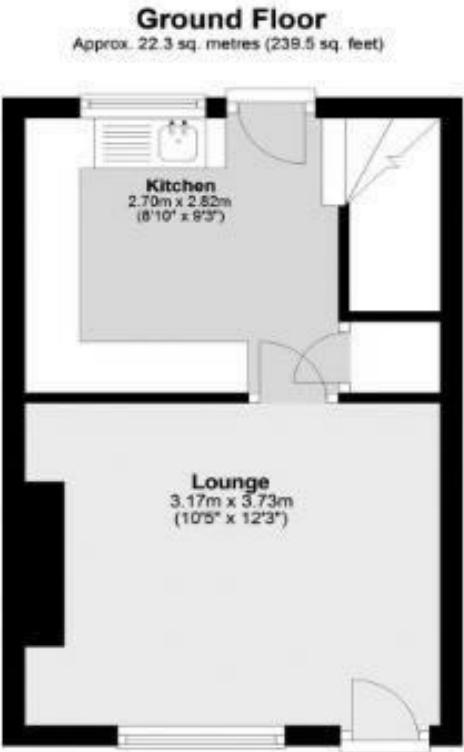
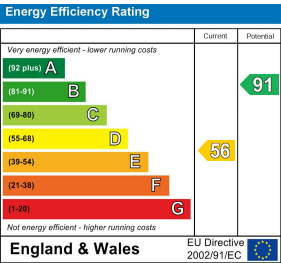
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Total area: approx. 44.5 sq. metres (479.1 sq. feet)



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