



17 Samson Court,
Ruddington, NG11 6AP

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This semi detached home provides accommodation arranged over two floors including; an entrance hallway, a lounge, a breakfast kitchen with a range of built in appliances, plus a conservatory with French doors opening to the rear garden on the ground floor, with the first floor landing giving access to two bedrooms, and the bathroom.

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

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 £265,000





ACCOMMODATION

The composite entrance door opens to the entrance hallway. The entrance hallway has stairs off to the first floor, a radiator, and a door opening to the lounge.

The lounge has a window to the front, a radiator, laminate flooring, spot lighting, an under stairs storage area (housing the electric meter), and part glazed double doors opening to the breakfast kitchen.

The breakfast kitchen has a range of wall, drawer and base units, space and plumbing for a washing machine, and built in appliances including: a fridge, a freezer, a double oven, and a four ring gas hob with an extractor hood over. There is a radiator, laminate flooring, spot lighting, and a UPVC door opening to the conservatory.

Overlooking the rear garden, the conservatory has a pitched roof, tiled flooring, wall lighting, a radiator, a personnel door into the garage, and French doors opening to the garden.

On reaching the first floor, the landing has a window to the side, a loft hatch, spot lighting, and doors into both bedrooms, and the bathroom.

The bathroom has a bath with a mixer tap, shower attachment and glazed screen over, and a vanity unit incorporating a wash hand basin with a mixer tap over, and a wc. There is a window to the rear, part tiling to the walls, a wall mounted medicine cabinet, a heated towel rail, and spot lighting.

Bedroom one has a window to the front, a ceiling light point, a radiator, built in wardrobes, and an over stairs storage cupboard.

Completing the accommodation, bedroom two has a window to the rear, a ceiling light point, and a radiator.

OUTSIDE

At the front of the property the block paved driveway provides off road parking for up to three vehicles, and in turn gives access to the SINGLE GARAGE (with an up and over door).

There is a lawned garden adjacent, and a pathway to the entrance door.

To the rear of the property, the garden has a large patio seating area, a lawned area, and mature shrubs and borders. There is a mature tree, and an external tap.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,006.39.

Referral Arrangement Note

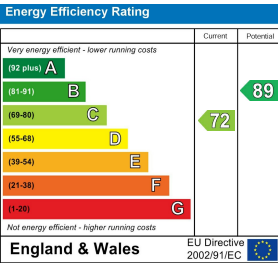
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