



51 Easthorpe Street,
Ruddington, NG11 6LB

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This semi detached home has been extended to provide versatile and spacious accommodation, that will well suit the needs of a busy or growing family.

Arranged over two floors, the accommodation includes; an entrance hallway, a living room, a second reception room, a bright and modern kitchen/diner which has bi-fold doors opening to the garden, plus a wc on the ground floor, with the first floor landing giving access to three bedrooms, and the family bathroom.

Benefiting from gas central heating, the property has enclosed gardens to both the front and rear, plus off road parking for a number of vehicles.

Situated close to the heart of 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 £415,000





ACCOMMODATION

The entrance door opens into the entrance hallway. The entrance hallway has laminate flooring, stairs rising to the first floor (with a carpet trail and bars), and doors opening to the lounge, a second reception room, the kitchen/diner, and the ground floor wc.

The lounge has a bay window to the front, a feature Victorian style radiator, and acoustic wall panelling.

The extended kitchen/diner has a modern range of wall, drawer and base units, tiled splash backs and roll edge work surfaces, a Rangemaster Belfast sink, a built in dishwasher, space and plumbing for a washing machine, space for an American fridge/freezer, plus a Rangemaster Nexus cooker with matching extractor hood. There is under floor heating, plus Velux style windows, a UPVC window to rear, and bi-fold doors opening to the rear garden. A sliding door opens into second reception room.

This versatile second reception could lend itself to a variety of uses, including a ground floor bedroom. It has a multi fuel burner set on a slate hearth, with a wood mantle over, and a door into the entrance hallway.

The ground floor wc has a low flush wc, and a wash hand basin. There is a window to the side.

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

The family bathroom is fully tiled and has a bath with an electric shower over, a wash hand basin with a mixer tap over, and a low flush wc. There are windows to the side and rear, plus a heated towel rail, and a cupboard housing the Worcester central heating boiler.

Bedrooms one and three both overlook the front.

Bedroom two overlooks the rear, and has wardrobes with sliding doors.

OUTSIDE

At the front of the property there is pedestrian gated access to the garden, which has raised beds and borders, a pathway to the entrance door, and hedged and fenced boundaries.

The rear garden includes a recently laid patio seating area, and a good size lawned area. Fully enclosed, the garden also has a pathway leading to a large storage shed, which provides potential for use as a study.

The property also has off road parking for a number of vehicles, accessed from Rufford Road.

Council Tax Band

Council Tax Band TBC. Rushcliffe Borough Council.

Amount Payable 2025/2026 TBC.

Referral Arrangement Note

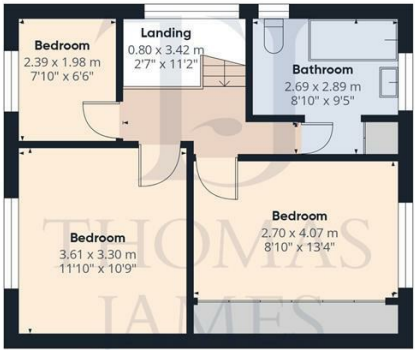
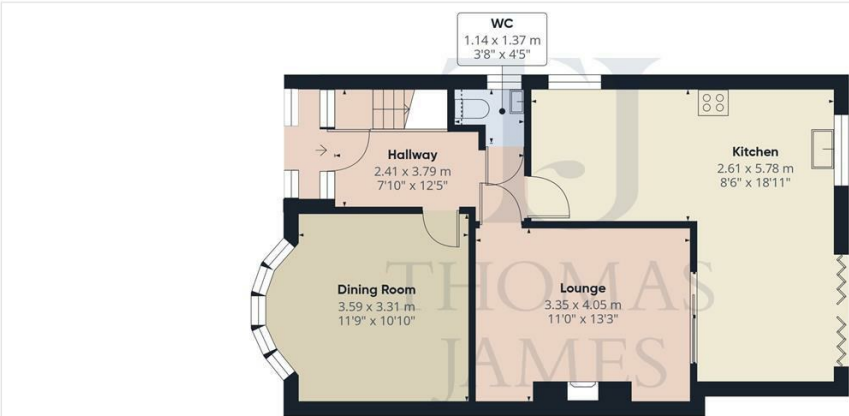
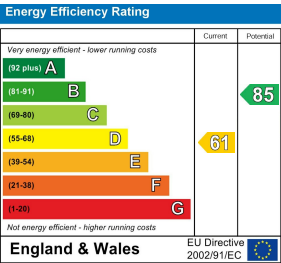
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Approximate total area⁽¹⁾
100.9 m²
1085 ft²

Reduced headroom
0.1 m²
1 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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