



197 Loughborough Road,  
Ruddington, NG11 6NY

# 197 Loughborough Road, Ruddington, NG11 6NY

Recently renovated throughout, this impressive family home provides spacious and versatile accommodation including; an entrance hallway, a lounge, a dining room, a study, a newly fitted breakfast kitchen, with built in appliances and with bi-fold doors opening to the garden, plus a utility room, a sun room, and a wc on the ground floor, a games/family room accessed from the half landing, three bedrooms (one with a dressing room and en-suite), and a family bathroom on the first floor, and two further bedrooms plus a bathroom on the second floor.

Benefiting from gas central heating and double glazing, the property has an attractive enclosed garden to the rear, plus an "in and out" driveway and a double garage at the front, providing off road parking for multiple vehicles.

Situated in the highly regarded 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 highly recommended.

**Guide Price £950,000**





## ACCOMMODATION

The composite entrance door (with glazed panels to both sides) opens into the entrance hallway. The entrance hallway has a window to the side, a ceiling light point and spot lighting, porcelain tiled flooring, stairs rising to the first floor, an under stairs storage cupboard, a door into the garage, and doors into the dining room, the lounge, the study, the breakfast kitchen, and the ground floor wc.

The dining room has a bay window to the front, a radiator, coving, and oak wooden flooring. While the study has windows to the front and side, a radiator, spot lighting, and LVT flooring (luxury vinyl tile) flooring.

The ground floor wc has a wall mounted wash hand basin with a mixer tap, and a wc. There is a heated towel rail, and spot lighting.

The open plan breakfast kitchen has a range of modern wall and base units, square edge work surfaces, an inset one and a half bowl sink and drainer unit with waste disposal, a mixer tap over, space for a fridge/freezer, plus a wine fridge, a Bosch double oven and microwave, a Bosch warming tray, integrated freezer and an electric hob. There is a centre island with a seating area, under floor heating, spot lighting, a window to the side, a pocket door opening to the lounge, and bi-fold doors opening to the rear garden.

The lounge has two ceiling light points and wall lighting, a remote control gas fire, LVT flooring (luxury vinyl tile), a feature radiator, a door into the sun room, and French doors opening to the rear garden.

The Garden room has a turret roof, spot lighting, LVT flooring (luxury vinyl tile), a feature radiator, a door into the utility room, a dwarf wall, windows overlooking the garden, and French doors opening out.

The utility room has a range of storage units, space and plumbing for a washing machine, space for a dryer. There is shelving, spot lighting, a radiator, a door into the garage, and a door opening to the side.

Rising to the half landing, there is access to a games/family, with windows to the front and rear, laminate flooring, spot lighting, and a radiator.

The first floor landing has stairs rising to the second floor, and gives access to three bedrooms, and the family bathroom.

Bedroom one has a bay window to the rear, a ceiling fan, wooden flooring, a storage cupboard, a walk in wardrobe with hanging rails, and



access to an en-suite wet room. The en-suite wet room has a walk in rainfall shower, a wash hand basin, and a wall mounted wc. There is spot lighting, under floor heating and a dual heated towel rail.

Two further bedrooms each have a window to the rear, a radiator, and spot lighting. One also has laminate flooring.

The family bathroom has a bath with a mixer tap over, a large walk in shower with a rainfall shower head, a wash hand basin set in a vanity unit, and a wc. There is tiling to the walls, under floor heating, spot lighting, and a heated towel rail.

There are two bedrooms on the second floor, and a bathroom. The bathroom is fully tiled and has a large walk in shower with rainfall shower head, a wall mounted wash hand basin, and a wc. There is spot lighting and a window to the rear.

The first bedroom here has a window to the rear, spot lighting, a radiator, and LVT flooring (luxury vinyl tile). The second bedroom has two Velux windows, exposed beams, a radiator, eaves storage, laminate flooring, and built in wardrobes.

## OUTSIDE

At the front of the property the driveway provides off road parking for several vehicles, and in turn gives access to the DOUBLE GARAGE (with an electric up and over door, shelving, and two pedestrian doors into the property).

There is a good size garden to the rear of the property with a recently laid patio area, a large lawned area, and mature trees. Fully enclosed, the garden has external lights, external taps, and houses a storage shed.

## Council Tax Band

Council Tax Band F. Rushcliffe Borough Council.

Amount Payable 2026/2027 £3,873.67.

## Referral Arrangement Note

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>75</b>
	<b>44</b>
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>68</b>
	<b>35</b>
EU Directive 2002/91/EC	
England & Wales	



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