



56 Sheepfold Lane,
Ruddington, NG11 6NS

TJ
THOMAS
JAMES

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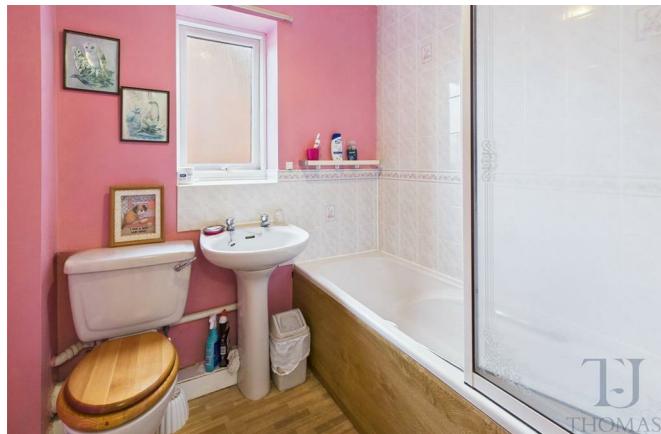
The end terraced home provides accommodation arranged over two floors including; an entrance hallway, a kitchen, and a living room with a door opening to the rear garden on the ground floor, with the first floor landing giving access to two bedrooms, and the bathroom.

Benefiting from electric storage heating, the property has a low maintenance enclosed garden to the rear, an open plan garden to the front, plus allocated parking for one vehicle.

Situated in the sought after south Nottinghamshire village of Ruddington, the property has views over the country park to the rear, and is within easy reach of a wealth of local facilities including shops, churches, a doctors surgery, and restaurants. Main road routes and local transport links give access to Nottingham, Leicester and neighbouring villages.

An ideal first time or investment purchase!

Guide Price £225,000





ACCOMMODATION

The canopied UPVC entrance door opens to the entrance hallway. The entrance hallway has stairs off to the first floor, an electric storage heater, and doors into the kitchen, and the living room.

The kitchen has a range of wall, drawer 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, space for a fridge, and space for a gas cooker. There is a window to the front, and wood effect vinyl floor covering.

The living room has windows to the side and rear, an under stairs storage cupboard, a gas fire, an electric storage heater, and a glazed door opening to the rear garden.

On reaching the first floor, the landing has a loft access hatch, a storage cupboard, an electric storage heater, and doors opening into both bedrooms, and the bathroom.

The bathroom has a bath with a shower over, a wash hand basin, and a wc. There is a window to the side, a light with heater, and part tiling to the walls.

Bedroom one has a window to the rear, with views over Rushcliffe Country Park.

Completing the accommodation, bedroom two has a window to the front, and a storage cupboard.

OUTSIDE

At the front of the property there is a low maintenance garden area leading to the canopied entrance door.

The rear garden is laid mainly to a slabbed patio seating area, with raised flower beds and borders. Enclosed by timber screen fencing, there is pedestrian gated access to the side. The garden would provide potential for extension to the property, subject to the relevant consent being gained.

The property also has an allocated parking for one vehicle.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,006.39.

Referral Arrangement Note

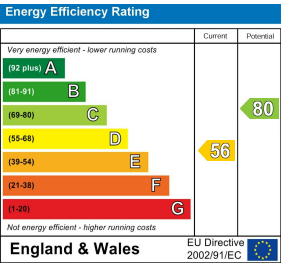
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