



56 Sheepfold Lane,  
Ruddington, NG11 6NS

**TJ**  
THOMAS  
JAMES

# 56 Sheepfold Lane, Ruddington, NG11 6NS

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

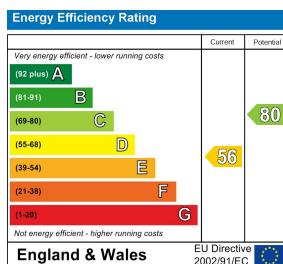
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

## DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

## MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: [ruddington@tjea.com](mailto:ruddington@tjea.com) | Web: [www.tjea.com](http://www.tjea.com)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.