



23 Shaw Street,  
Ruddington, NG11 6HF

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This period terraced home provides accommodation arranged over three floors which includes a lounge, dining room and breakfast kitchen to the ground floor, two bedrooms and a bathroom to the first floor, and a further attic room with en-suite shower room to the second floor.

Benefiting from gas central heating with a combination boiler and UPVC double glazing, the property has a courtyard style garden to the front, and a further enclosed garden to the rear.

Centrally 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, restaurants, public houses, schools, country park and excellent transport links.

Viewing is highly recommended.

Guide Price £250,000





#### Directions

Shaw Street can be located off Church Street, Ruddington, Nottinghamshire.

#### GROUND FLOOR ACCOMMODATION

##### Wooden Entrance Door

Leading into:-

##### Lounge

UPVC double glazed window to the front elevation, feature fire with cast iron and wooden surround with tiled hearth, radiator, meter cupboard, coving to ceiling, ceiling rose, picture rail. Access into:

##### Dining Room

Feature fireplace with cast iron and wooden surround with tiled hearth, tiled underfloor heating, full height storage cupboard. UPVC double glazed French doors opening out to the rear garden. Door to staircase and access into:

##### Kitchen

Fitted with a range of wall, drawer and base units in high gloss, with under cabinet lighting and wooden work surfaces over, inset one and half sink unit with mixer tap, space and plumbing for a washing machine, built-in electric oven, with a gas hob and chimney style hood over, built-in wine rack, space for a fridge freezer.

UPVC double glazed window and door to the side elevation, ceiling spotlights, tiled flooring.

#### FIRST FLOOR ACCOMMODATION

##### First Floor Landing

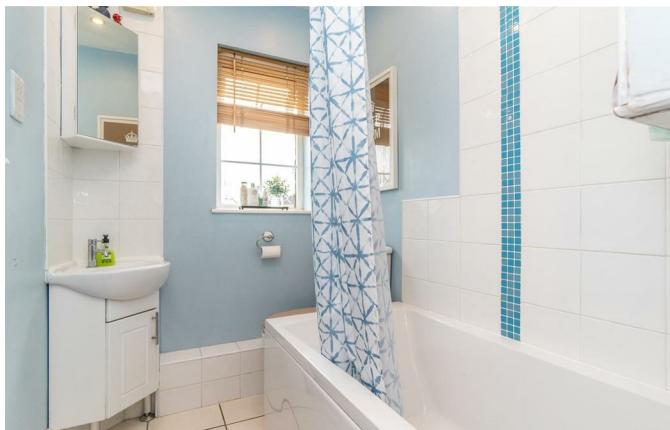
Built in storage cupboard, ceiling light point, stairs rising to the second floor and doors leading into the two bedrooms and bathroom.

##### Bedroom One

UPVC double glazed window to the front elevation, ceiling light point, radiator.

##### Bedroom Two

UPVC double glazed window to the rear elevation, storage cupboard (with lighting), ceiling light point, radiator.



#### Bathroom

Fitted with a three piece suite comprising a panelled bath with an electric shower over, a vanity wash hand basin and a low level flush w/c.

UPVC double glazed window to the rear elevation, tiling to floor, heated towel rail, ceiling spotlights, partial tiling to walls.

#### SECOND FLOOR ACCOMMODATION

##### Attic Room

Velux window to the rear pitch, built-in wardrobes, ceiling spotlights, door into:-

##### En-Suite Shower Room

Fully fitted with a three piece suite comprising a shower enclosure with an electric shower, a wash hand basin with tiled splashback, and a low level flush w/c. Wall lights, storage cupboards.

#### OUTSIDE

To the front of the property there is a walled garden area and pathway leading to the ENTRANCE DOOR.

The garden also has shared access at the side with the neighbouring properties.

The rear south facing garden is fully enclosed by timber fenced boundaries and includes a decked seating area, steps up to a laid to lawn area, and a further patio area leading to artificial grass. The garden also houses a timber shed, which is ideal for additional storage.

#### Referral Arrangement Note

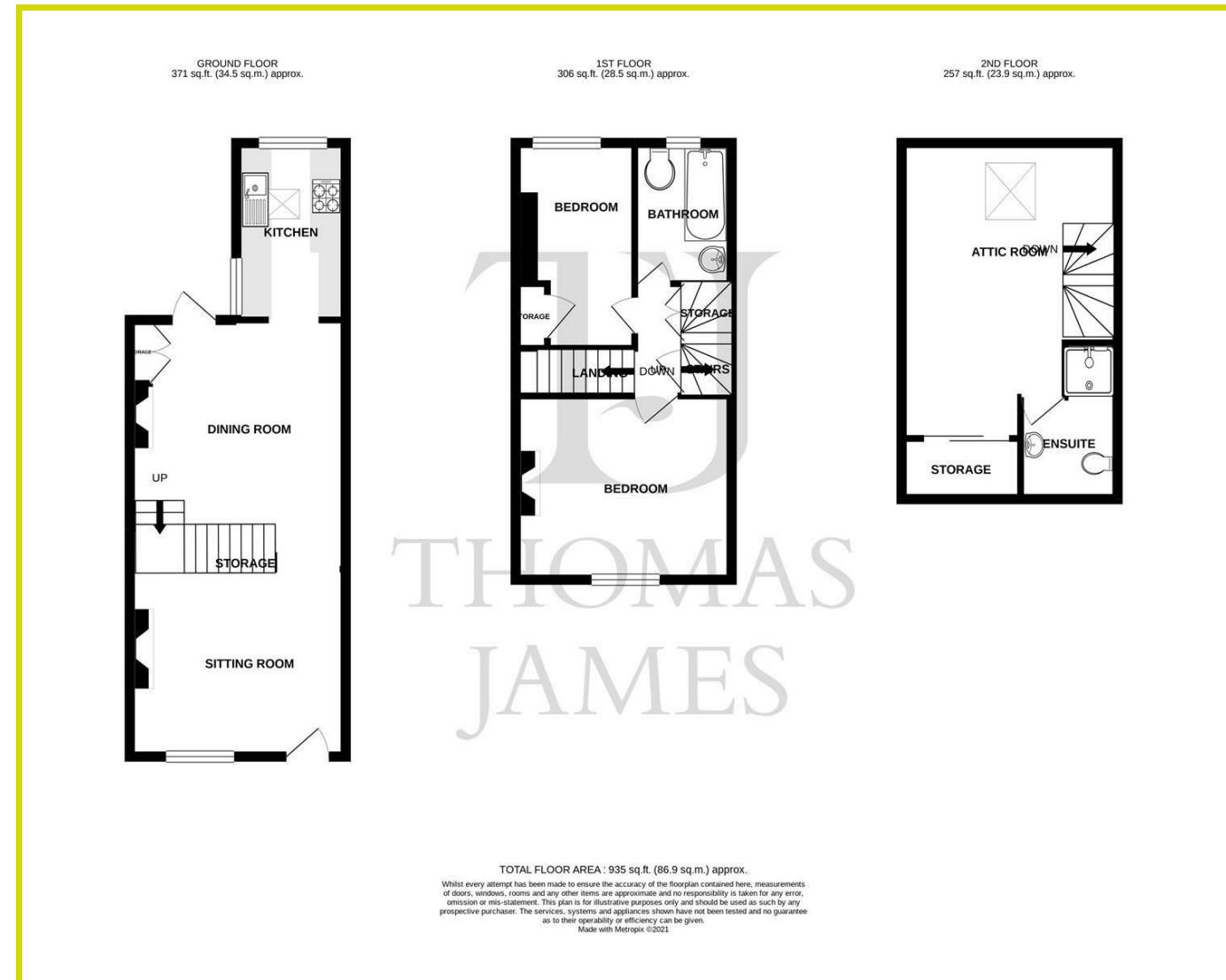
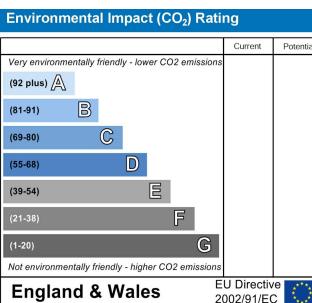
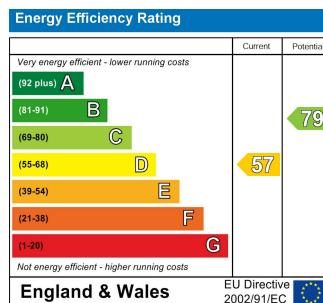
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