



41 Asher Lane,
Ruddington, NG11 6HS

TJ
THOMAS
JAMES

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This well presented semi detached family home provides accommodation arranged over two floors including; an entrance hall, a living room, a dining kitchen, and a wc on the ground floor, with the first floor landing giving access to three bedrooms, and the bathroom.

Benefiting from UPVC double glazing and gas central heating, the property has a good size garden to the rear, and a generous size block paved driveway at the front providing 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 walking distance of Rushcliffe Country Park, as well as 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.

Viewing is recommended.

Guide Price £335,000





ACCOMMODATION

A hardwood entrance door with glazed inserts, opens to the entrance hall. The entrance hall has a stripped staircase rising to the first floor, a vertical radiator, tiled flooring, and doors opening to the living room, and the ground floor wc.

The ground floor wc is fitted with a two piece suite comprising; a low flush wc, and a wash hand basin. There is a double glazed window to the side.

The living room has a double glazed bay window to the front, a radiator, a feature brick fireplace with a tiled hearth and space for a log burning stove, built in shelving, storage and a log store.

Fitted with a range of wall, drawer and base units, tiled splash backs and roll edge work surfaces, the dining kitchen has a one and a half bowl ceramic sink and drainer unit with a mixer tap over, space and plumbing for both a washing machine and dishwasher, a built in fridge and freezer, plus a Range cooker with an extractor hood over. There are two double glazed windows to the rear, and a double glazed door opening to the side.

On reaching the first floor, the landing has a loft access hatch, a double glazed window to the side, a radiator, and doors into all three bedrooms, and the bathroom.

Bedroom one has a double glazed window to the rear, a radiator, feature wood panelling to the walls, and a range of built in wardrobes.

Bedroom two has a double glazed window to the front, and a radiator.

Bedroom three has a double glazed window to the rear, and a radiator.

Completing the accommodation, the bathroom is fitted with a three piece suite comprising; a low flush wc, a wash hand basin, and a panelled bath with a mains fed shower over. There is a heated towel rail, and a double glazed window to the side.

OUTSIDE

At the front of the property, the generous size block paved driveway provides off road parking for a number of vehicles. There is access to the entrance door, and pedestrian gated access to the side and rear.

The rear garden includes a large block paved patio seating area, and an extensive shaped lawn with stone chipped borders. The garden is timber fence enclosed, and houses a brick built outhouse for storage.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,915.71.

Referral Arrangement Note

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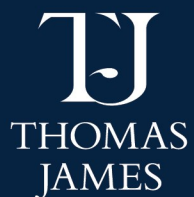
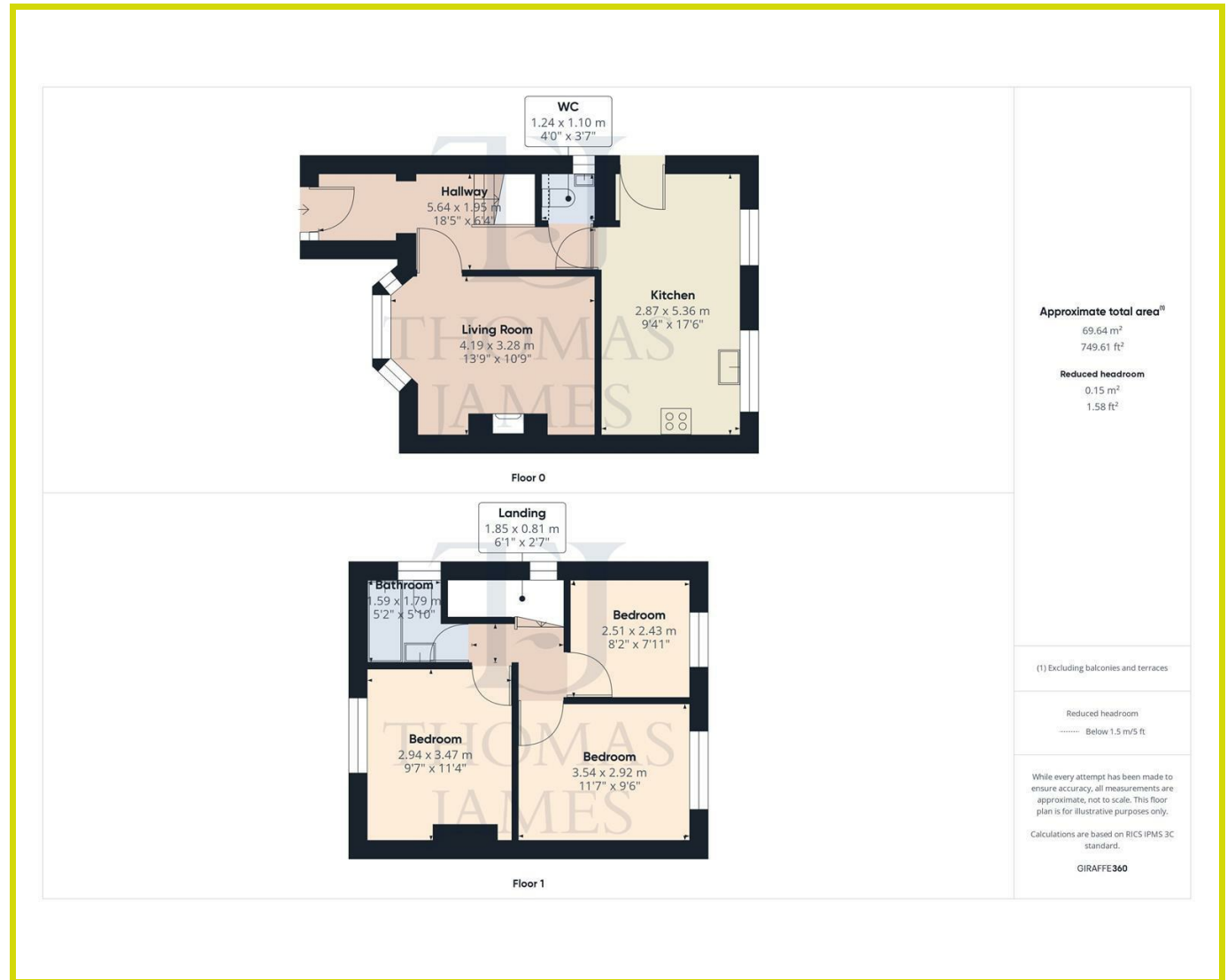
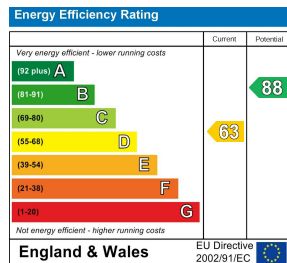


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