



109 Musters Road,  
Ruddington, NG11 6JA



# 109 Musters Road, Ruddington, NG11 6JA

**\*\* Guide Price £400,000 - £425,000 \*\***

This detached family home provides accommodation arranged over two floors including: an entrance porch, an entrance hall, a lounge, a dining room, and a kitchen on the ground floor, with the first floor landing giving access to four bedrooms, the bathroom, and a separate wc.

Benefiting from gas central heating and part double glazing, the property has a larger than average garden to the rear, a further garden to the front, plus a driveway and garage 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 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.

Offered to the market with no upward chain, the property is in need of renovation throughout.

**Guide Price £400,000**







## ACCOMMODATION

The part (single) glazed entrance door opens to the entrance porch. The entrance porch has tiled flooring, a light, and a further entrance door, with glazed panels to both sides, opening to the entrance hall.

From the entrance hall, stairs rise to the first floor, there is an under stairs storage cupboard (offering the potential for creating a cloakroom/wc), a broom cupboard, and doors into the kitchen, and the lounge.

The lounge has a large window to the front, a ceiling light point, a radiator, and single glazed double doors opening to the dining room.

The dining room has a radiator, a ceiling light point, a door into the kitchen, and a sliding patio door opening to the rear garden.

Fitted with a range of wall, drawer and base units, the kitchen has space and plumbing for a washing machine, plus and an electric hob. The floor standing boiler is housed here, there is a larder cupboard (with shelves and lighting), a large window to the rear, and a door opening to the rear garden.

On reaching the first floor, landing has doors into the family bathroom, a separate wc, and all four bedrooms.

Bedrooms one and two both have a window to the front, a ceiling light point, and a radiator. Bedroom one also has a range of built in wardrobes.

Bedrooms three and four (currently used as a study) both have a window to the rear, a radiator, and a ceiling light point. Bedroom three also has a range of built in wardrobes.

The family bathroom is fitted with a coloured suite comprising a bath, and a wash hand basin. There is also a heated towel rail. The separate wc is fitted with a coloured wc.

## OUTSIDE

At the front of the property, there is a mature garden. The driveway provides off road parking for up to three vehicles, and in turn gives access to the GARAGE (with an up and over door, and a pedestrian door opening to the side). A gated pathway leads to the rear garden.

Fully enclosed, the rear garden is of larger than average size and includes a patio seating area, and a lawned area. (There is access to an outside wc from the rear garden).

## Council Tax Band

Council Tax Band E. Rushcliffe Borough Council.

Amount Payable 2024/2025 £3,010.37.

## Referral Arrangement Note

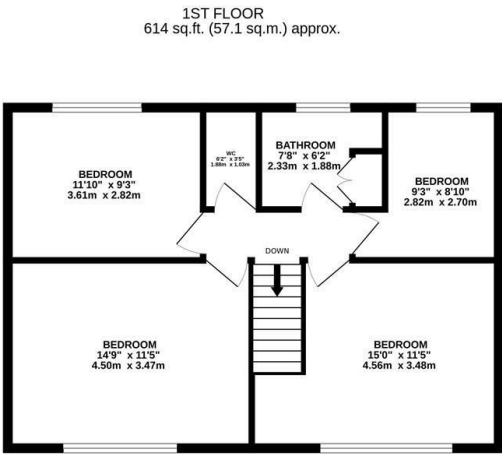
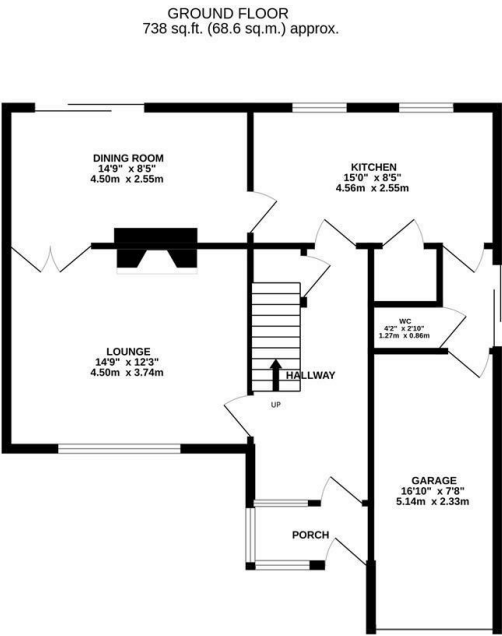
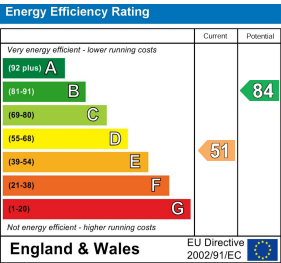
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers 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.



TOTAL FLOOR AREA : 1352 sq.ft. (125.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025.



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.

