



109 Musters Road,  
Ruddington, NG11 6JA

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\*\* 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 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

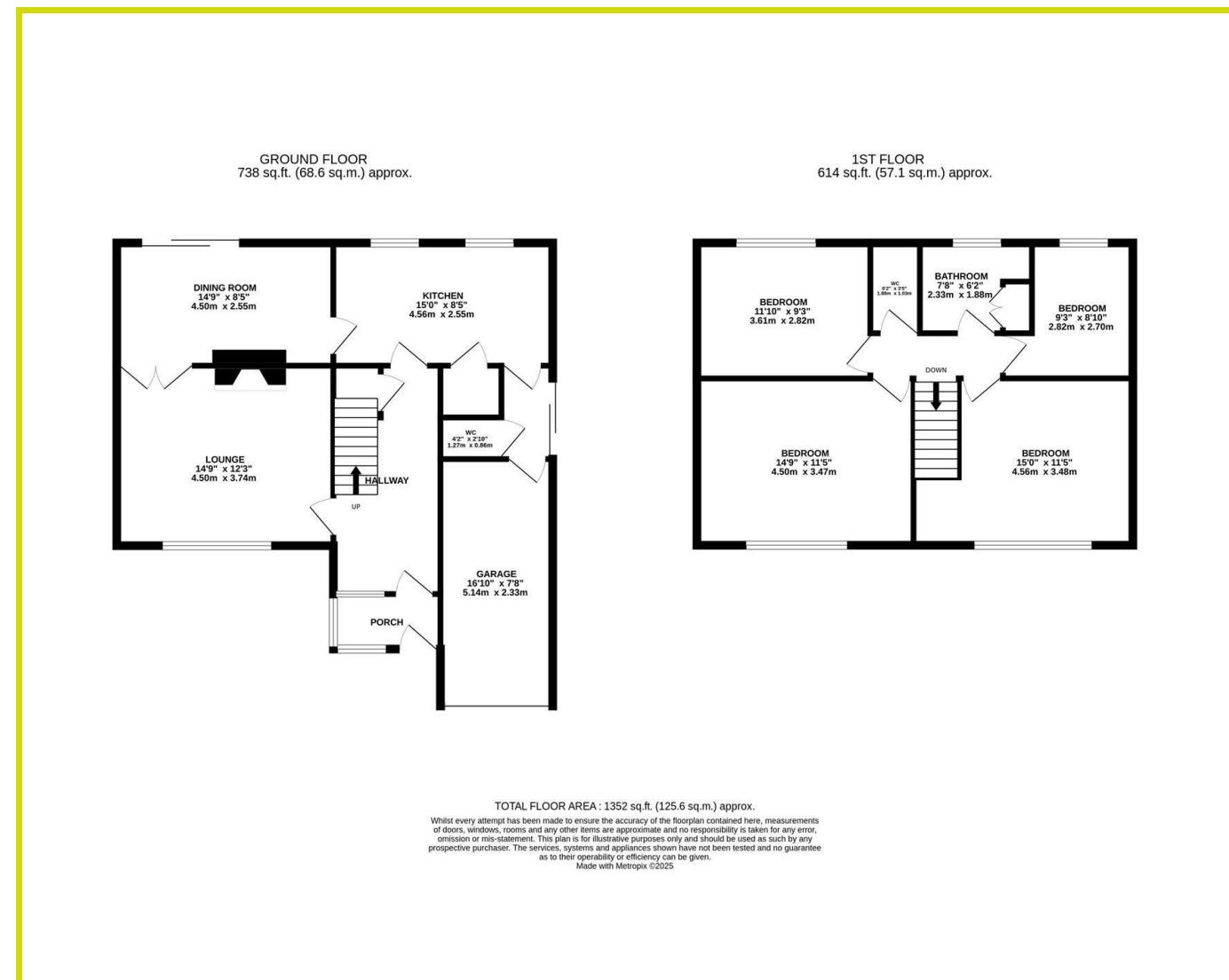
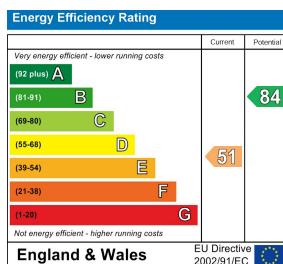
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## MONEY LAUNDERING

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