



9 Ruddington Lane,  
Wilford, NG11 7BG



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Having recently been refurbished throughout, this semi detached home provides spacious accommodation arranged over two floors including; an entrance hallway, a lounge, a Wren kitchen incorporating a utility area and with patio doors opening to the rear garden, plus a wc on the ground floor, with the first floor landing giving access to three bedrooms (one with built in wardrobes), and the family bathroom.

Benefiting from gas central heating and double glazing, the property has an enclosed garden to the rear, and a driveway providing off road parking for a number of vehicles at the front.

Situated in the popular south Nottinghamshire suburb of Wilford, the property is within easy reach of Nottingham City Centre, nearby villages, and the Queens Medical Centre. There are excellent commuting links, including main roads routes, and the tram link into the City. Local facilities include a supermarket, restaurants and pubs.

Offered to the market with no upward chain. Viewing is highly recommended.

**Guide Price £395,000**





## ACCOMMODATION

From the storm porch, the entrance door opens to the entrance hallway. This spacious entrance hallway has stairs rising to the first floor (with a modern carpet runner), LVT (Luxury Vinyl) flooring, a ceiling light point, and doors into the kitchen, the lounge, and the ground floor wc.

The lounge has a double glazed bay window to the front, a radiator and a ceiling light point.

The ground floor wc has a wash hand basin mounted on a storage unit with a tiled splash back, and a wc. There is an obscure double glazed window to the side, decorative wood panelling to one wall, a radiator, and a ceiling light point.

The recently refitted Wren kitchen is thoughtfully laid out to combine the kitchen and utility area. There is a range of wall and base units, under cabinet lighting, square 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 dryer and Fridge/Freezer, plus an integrated dishwasher, a built in electric oven, and a built in electric hob with a stainless steel splash back and extractor hood over. The combination boiler is housed in a cabinet here, there is a radiator, two ceiling light points, LVT flooring, plenty of space for a dining table and chairs, a double glazed window to the rear, and sliding patio doors opening to the rear garden.

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

The family bathroom has been recently refitted and has; a bath with a tiled surround and a mains fed shower (with rainfall shower head) over, a wash hand basin mounted on a storage unit, and a wc. There are obscure double glazed windows to the side and rear, plus half height panelling to the walls, a heated towel rail, wooden effect LVT flooring, and two wall light points.

Bedroom one has a double glazed window to the front, built in wardrobes, two wall light points, a radiator, and a ceiling light point.

Bedroom two has a double glazed window to the rear, a radiator, and a ceiling light point.

Completing the accommodation, bedroom three has a double glazed corner window, a radiator, and a ceiling light point.

## OUTSIDE

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

Still a work in progress, the rear garden is laid mainly to lawn, and a barked area (suitable for a play or planting area). The vendor informs us that a block paved patio seating area is to be installed, with access from the patio doors in the kitchen.

## Council Tax Band

Council Tax Band C. Nottingham City Council.

Amount Payable 2025/2026 £2,361.06.

## TJ Referral Arrangement Note

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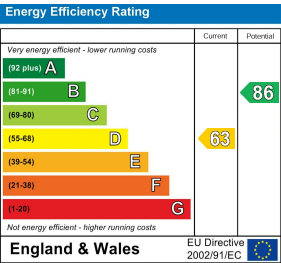


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