



42 Asher Lane,  
Ruddington, NG11 6HS

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Situated in the heart of the popular south Nottinghamshire village of Ruddington, this mid terraced cottage home provides accommodation arranged over two floors including; a lounge and a kitchen on the ground floor, and a double bedroom and recently refurbished shower room on the first floor.

Benefiting from gas central heating and double glazing, the property has a low maintenance garden to the front, an enclosed decked garden to the rear, and access to a parking area.

Ruddington boasts a wealth of excellent local facilities including shops, schools, churches, a doctors surgery and country park. Main road routes and local transport links give access to neighbouring villages, and to Nottingham City Centre.

Viewing is recommended!

£190,000





## ACCOMMODATION

The entrance door at the front opens directly into the lounge.

The lounge has a double glazed window to the front, beams to the ceiling, an electric fire in a surround, a radiator, a door into the kitchen.

Fitted with wall and base units, and roll edge work surfaces, the kitchen has a sink and drainer unit, space and plumbing for a washing machine, and space for a cooker with an extractor fan over. There is an under stairs pantry/storage cupboard, a door leading to the stairs which rise to the first floor, a double glazed window to the rear, beams to the ceiling, and a door opening to the rear garden.

On reaching the first floor, the landing gives access to the double bedroom and the shower room.

The bedroom has a double glazed window to the front, a radiator, and built in wardrobes.

The shower room has been recently refurbished and is fitted with a large shower cubicle with a glazed screen and a rainfall shower, plus a vanity unit incorporating the wash hand basin, and the concealed cistern wc. There is a double glazed window to the rear, tiling to the walls, a feature radiator, and an airing cupboard housing the combination boiler.

## OUTSIDE

At the front of the property there is a low maintenance garden, giving access to the entrance door.

The rear garden is laid to decking, with timber screen fencing to the boundaries.

## Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,915.71.

## Referral Arrangement Note

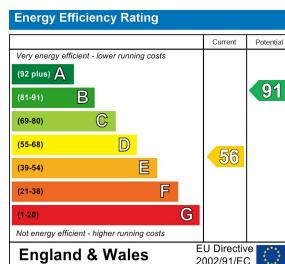
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