

# HoldenCopley

PREPARE TO BE MOVED

Easthorpe Street, Ruddington, Nottinghamshire NG11 6LB

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£260,000

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## CHARMING THREE-BEDROOM COTTAGE IN THE HEART OF RUDDINGTON...

This three-bedroom end-terrace cottage has been a much-loved home, beautifully presented throughout and full of character. The property showcases traditional features including original ceiling beams and internal cottage doors, blending timeless charm with modern comfort. Situated in the highly sought-after village of Ruddington, the home is just minutes away from local shops, pubs, excellent schools, Rushcliffe Country Park, regular transport links including the tram stop, and easy commuting routes. Inside, the farmhouse-style kitchen diner offers a warm and practical space for cooking, dining, and entertaining. The cosy reception room features a log burner and double French doors opening onto the rear garden, while a study just off the living room provides flexibility for home working. Upstairs, the property comprises a double bedroom, two single bedrooms, and a three-piece bathroom suite. Outside, the front of the property is approached via a shared gated access with a garden area filled with established plants. To the rear, there is a charming, enclosed courtyard-style garden with a patio seating area, designed to be low-maintenance while offering an enjoyable spot to relax.

MUST BE VIEWED!





- End-Terraced Cottage
- Three Bedrooms
- Reception Room With Feature Log Burner
- Farmhouse Kitchen Diner
- Study
- Three-Piece Bathroom Suite
- Traditional Features Throughout
- Courtyard Style Garden
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Kitchen Diner

10'2" x 18'3" (3.12m x 5.58m )

The kitchen diner has a range of fitted base and wall units with granite worktops, a ceramic sink with a swan neck mixer tap, an integrated oven, gas ring hob, an extractor fan, dishwasher & fridge freezer, a tiled splashback, a radiator, tiled flooring, carpeted stairs, two in-built cupboards, original exposed ceiling beams, two UPVC double-glazed windows to the front and side elevation and a single stable door providing access into the accommodation.

Living Room

10'8" x 12'11" (3.27m x 3.96m)

The living room has hardwood flooring, original exposed ceiling beams, a recessed chimney breast alcove with a feature log burner and original stone mantel and double French doors opening out to the rear garden.

Study

10'8" x 6'7" (3.27m x 2.02m)

The study has carpeted flooring, a radiator, original exposed ceiling beams and a UPVC double-glazed window to the side elevation.

FIRST FLOOR

Landing

14'9" x 2'4" (4.50m x 0.72m)

The landing has carpeted flooring, access to the first floor accommodation and access to the loft.

Master Bedroom

12'0" x 10'9" (3.68m x 3.29m)

The main bedroom has laminate wood flooring, a radiator and a UPVC double-glazed window with fitted shutters to the rear elevation.

Bedroom Two

6'7" x 8'9" (2.03m x 2.68m)

The second bedroom has laminate wood-effect flooring, a radiator, an in-built cupboard and a UPVC double-glazed window with fitted shutters to the front elevation.

Bedroom Three

10'10" x 6'5" (3.32m x 1.97m)

The third bedroom has laminate wood-effect flooring, a radiator and a UPVC double-glazed window to the side elevation.

Bathroom

9'9" x 8'5" (2.98m x 2.57m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a shower fixture, a radiator, partially tiled walls, an in-built cupboard that houses the washing machine, laminate flooring and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a paved path way, a gravelled section with established plants and a greenhouse and a brick-built shed.

Rear

To the rear is an enclosed low-maintenance courtyard garden with a paved patio, a wood shed, gated access to the rear and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band B

This information was obtained through the directgov website.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

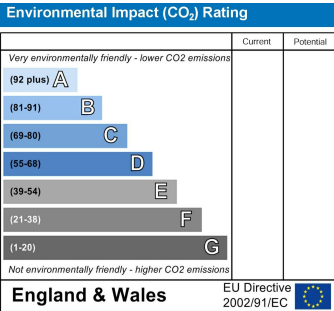
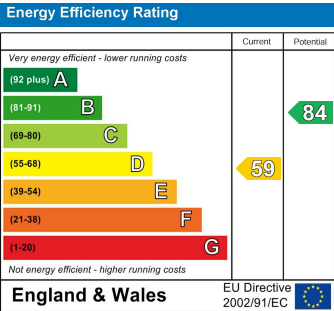
The vendor has advised the following:

Property Tenure is Freehold

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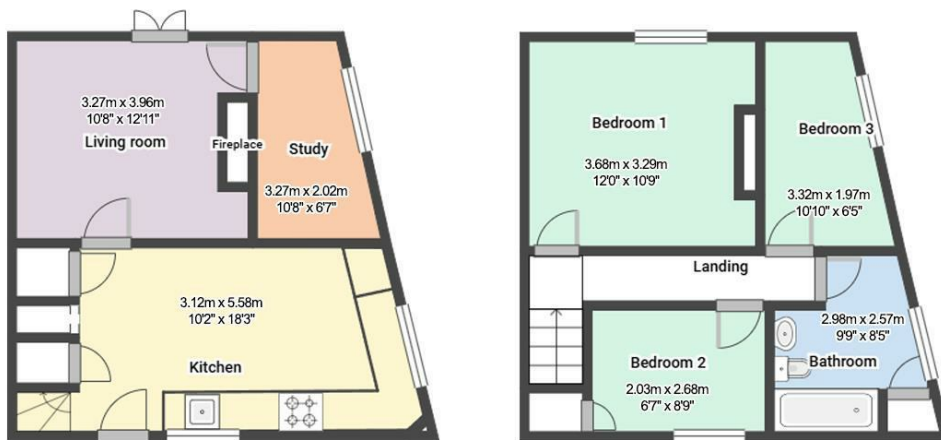
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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