



210 Loughborough Road,  
Ruddington, NG11 6NX



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Thomas James are delighted to offer this extended four bedroom semi detached family home to the market, with off road parking for several vehicles.

Benefiting from gas central heating, double glazing, and LVT flooring (to the ground floor), the well presented property is set back from the road with a gated driveway enclosed by mature hedges, plus a single garage at the front, and an attractive south west facing garden to the rear, complete with a summer house, for potential home working.

Situated in the highly regarded South Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of facilities including shops, schools, restaurants, a doctors surgery and country park. Local transport links give access to Nottingham City Centre and the surrounding villages.

Viewing is highly recommended.

**Guide Price £595,000**







### ACCOMMODATION

At the front of the property the entrance door gives access to the entrance porch, which in turn opens to the entrance hall.

From the entrance hall, stairs rise to the first floor, and there are doors into the living room with a bay window and a feature fireplace, and the impressive open plan living/kitchen/dining room which is fitted with wall, drawer and base units, has a central island with breakfast bar, a range of integrated appliances, and two sets of French doors opening to the rear garden. From this versatile room, there are also doors into a pantry store, and a utility room/wc.

On the first floor, the landing gives access to three good size bedrooms, and the modern fitted bathroom. Stairs rise to the fourth bedroom/loft room (with some reduced head space).

### OUTSIDE

There is double gated access to the driveway at the front of the property, which provides off road parking for a number of vehicles, and in turn gives access to the SINGLE GARAGE (with double doors to the front, storage space, and a pedestrian door to the rear). There are mature hedged boundaries, and a step up to the entrance door.

The south west facing rear garden includes a decked seating area, and a large lawn with a raised flower/shrub bed to the side.

The garden also houses a SUMMER HOUSE, which is divided into two sections with wooden panels, inset lighting, and power connected.

### Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2023/2024 £2,356.62.

### Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants 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.

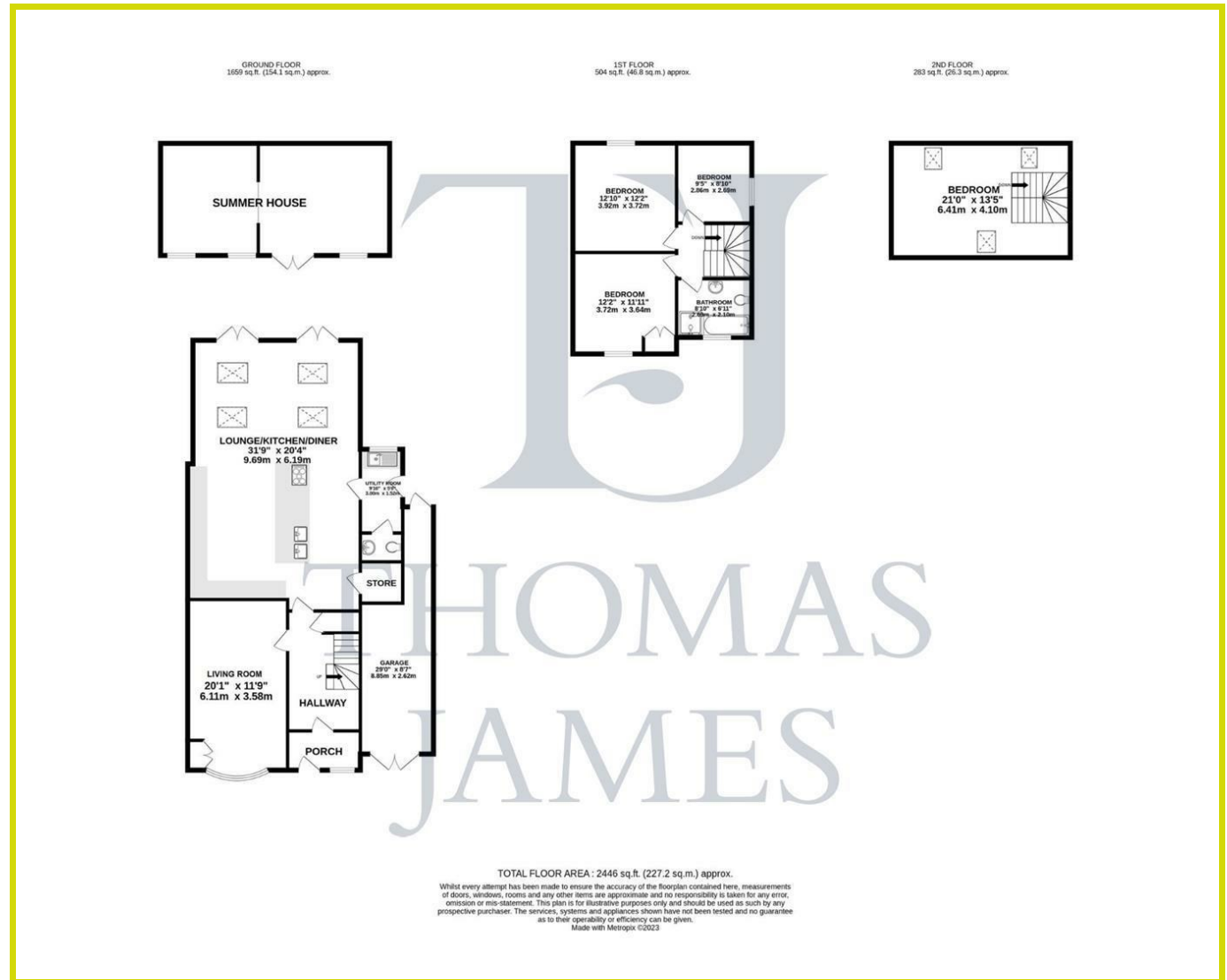
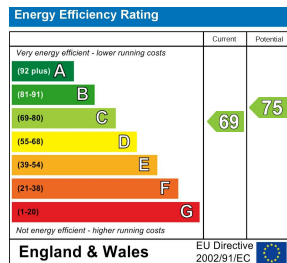


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## MONEY LAUNDERING

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.



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