



14 Musters Road,  
Ruddington, NG11 6HT

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This well presented mid town house provides accommodation arranged over two floors including: an entrance hall, a living room, a dining kitchen, and a conservatory on the ground floor, with the first floor landing giving access to three bedrooms, and the fitted bathroom.

Benefiting from gas central heating (with Hive controls), and UPVC double glazing, the property has gardens to both the front and rear, plus a garage in a separate block, and an allocated parking space.

Situated close to the heart of the highly regarded south Nottinghamshire village of Ruddington, the property is within easy reach of excellent local facilities including shops, schools, churches, a doctors surgery and country park. Main road routes and local transport links gives access to neighbouring villages, and to Nottingham City Centre.

Viewing is essential.

Guide Price £292,500





## ACCOMMODATION

The composite entrance door at the front of the property opens to the entrance hall. From here, the stairs rise to the first floor, and a door leads into the living room.

The living room has a bay window overlooking the front garden, wood effect laminate flooring, a feature fireplace, and gives open access to the dining kitchen.

Fitted with a range of wall, drawer and base units, the dining kitchen has a sink and drainer unit, space and plumbing for a washing machine, space for an under counter fridge and freezer, plus an integrated dishwasher, a wine rack, a built in electric oven, and a gas hob with an extractor hood over. The wood effect laminate flooring continues into the dining kitchen, there is open access to a pantry area, a window to the rear, and a double glazed sliding door opening to the conservatory.

Of brick and UPVC construction, the conservatory overlooks the rear garden, and has a UPVC double glazed door opening out.

On reaching the first floor, the landing has a loft access hatch (to the boarded loft space above), a storage cupboard, and doors opening into the three bedrooms (two with built in wardrobes), and the bathroom, which is fitted with a P-shaped bath with a rainfall shower over, a vanity wash hand basin, and a low flush wc.

## OUTSIDE

To the front of the property, there is a walled garden with a lawned area, gravelled borders, and a pathway to the entrance door.

The rear garden is laid mainly to lawn, with shrub borders, and a pathway leading through. Timber fence enclosed, the garden has gated access to the garaging and parking area beyond.

The property has a SINGLE GARAGE (with an up and over door), situated in a block, with a parking space in front.

## Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,169.93.

## Referral Arrangement Note

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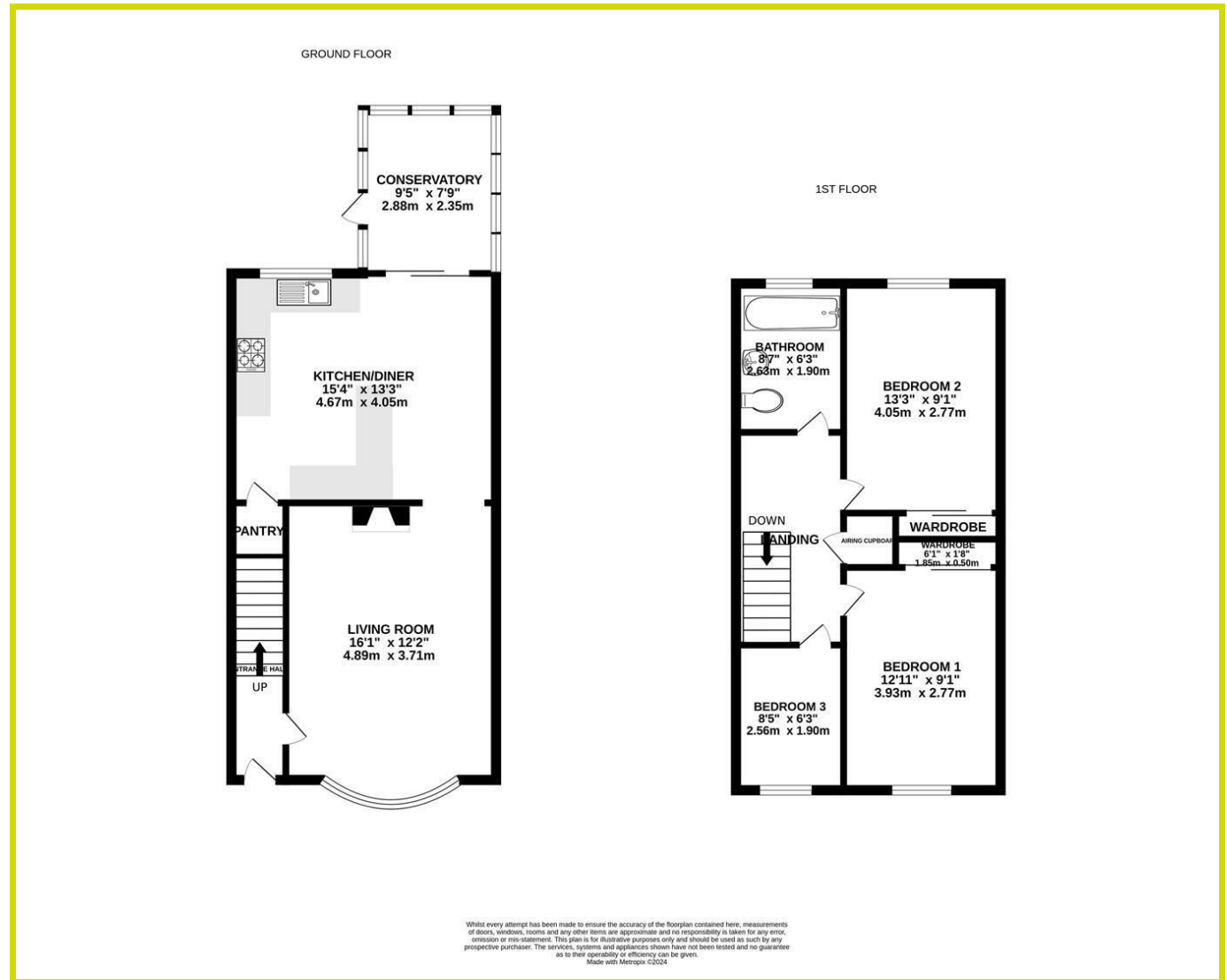
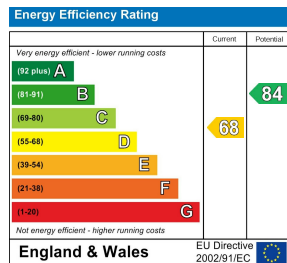


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