



15 Westerham Road,  
Ruddington, NG11 6DP

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**\*\*GUIDE PRICE £400,000 -£425,000\*\*\***

This extended five bedroom, semi detached family home provides accommodation arranged over two floors including; an entrance hall, a lounge with open access to the dining room, an extended modern kitchen with a range of integrated appliances and patio doors opening to the rear garden, plus a wc on the ground floor, with the first floor landing giving access to four bedrooms, a fifth bedroom/office area, plus a family bathroom, and a separate shower room.

Benefiting from gas central heating and double glazing, the property has an enclosed garden to the rear which overlooks the Vicarage Lane Park, plus a driveway at the front providing off road parking for up to two vehicles.

Situated in the highly regarded south Nottinghamshire village of Ruddington, the property is within easy reach of excellent local facilities including shops, 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 highly recommended!

## Guide Price £400,000





## ACCOMMODATION

From the entrance porch, a composite entrance door opens to the entrance hall.

The entrance hall has stairs off to the first floor, a ceiling light point, a radiator, and a door into the lounge.

The lounge has a large window overlooking the front, a ceiling light point, a radiator, a gas fire set on a stone hearth with a stone surround, an under stairs storage cupboard, and an archway giving open access to the dining area. The dining area has double doors to the kitchen, a radiator, and a ceiling light point.

Fitted with larder, wall, drawer and base units, glass splash backs and roll edge work surfaces, the extended kitchen has integrated appliances including a washing machine, a tumble dryer, a dishwasher, a fridge/freezer, a double oven, and a four ring gas hob with an extractor hood over. The wall mounted Baxi combination boiler is housed in a cabinet here, there are windows to the rear, a radiator, ceiling spot lights, a door into the ground floor wc, a door opening out to the side and in turn the garage and rear garden, and sliding patio doors opening to the garden.

The ground floor wc has a window to the side, a heated towel rail, a ceiling light point, and is fitted with a low flush wc, and a wall mounted wash hand basin.

On reaching the first floor, the landing has two loft access hatches, two ceiling light points, and doors into four bedrooms, the office space/bedroom five, a shower room, and the family bathroom.

The family bathroom is fitted with a panelled bath, a low flush wc, and a vanity unit incorporating the wash hand basin. There is a heated towel rail and a ceiling light point.

The shower room has a shower cubicle with glazed sliding screens. There are ceiling spot lights, and an extractor fan.

## OUTSIDE

At the front of the property the driveway provides off road parking for up to two vehicles. There are mature shrubs and plants, and access to the entrance porch.

Fully enclosed by timber screen fencing, the rear garden overlooks the Vicarage Lane Park, and includes two patio seating areas, a lawned area, mature shrubs and bedding plants, and an established Oak tree. There is pedestrian gated access to the pathway at the rear.

## Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,189.36.

## Referral Arrangement Note

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## MONEY LAUNDERING

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		64	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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