



32 Sheepfold Lane,  
Nottingham, NG11 6NS



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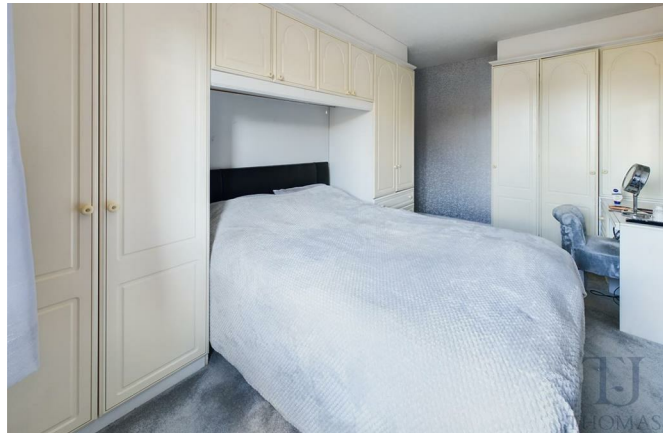
This semi detached home provides accommodation arranged over two floors including: an entrance hall, a kitchen, a lounge/dining room with French doors opening to the rear garden, plus a wc on the ground floor, with the first floor landing giving access to three bedrooms, and the four piece bathroom.

Benefiting from gas central heating and double glazing, the property has an enclosed garden to the rear, a further garden to the front, plus a driveway and garage providing off road parking for a number of vehicles.

Situated in the highly regarded after South Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of excellent facilities including shops, churches, a doctors surgery, restaurants, and the popular country park. Main road routes and local transport links give access to Nottingham, Leicester and neighbouring villages.

Viewing is recommended.

Guide Price £285,000







## ACCOMMODATION

The composite entrance door (with glazed panels), opens to the entrance hall. The entrance hall has a radiator, a ceiling light point, tiled flooring, and doors into the ground floor wc, the kitchen, and the lounge/dining room.

The ground floor wc is fitted with a wc, and a wash hand basin set in a vanity unit. There is a window to the front, and tiled flooring.

Fitted with a range of wall, drawer and base units, the kitchen has a stainless steel sink and drainer unit with a mixer tap over, a built in fridge/freezer, a built in dishwasher, space and plumbing for a washing machine, and space for a cooker. The Vaillant combination boiler is housed here, there is a window to the front, tiled flooring, a ceiling light point, an extractor fan, and a door opening to the rear garden.

The lounge/dining room has stairs off to the first floor, an under stairs storage cupboard, an electric fire, two ceiling light points, laminate flooring, a window overlooking the rear garden, and French doors opening out.

On reaching the first floor, the landing has a loft access hatch, a ceiling light point, and doors into three bedrooms, and the bathroom.

The bathroom is fully tiled and fitted with a four piece suite comprising; a bath with a mixer tap and shower attachment over, a shower cubicle with a rainfall shower, a wash hand basin with a mixer tap over, and a wc. There is a window to the front, a medicine cabinet, and a heated towel rail.

Bedroom three has a window to the rear, laminate flooring, and a ceiling light point.

Bedroom one has a range of built in wardrobes and a dressing table, a window to the rear, a radiator, and a ceiling light point.

Completing the accommodation, bedroom two has a window to the rear, a radiator, and a ceiling light point.

## OUTSIDE

At the front of the property there is a lawned garden, with borders, a mature tree, a pathway to the entrance door, and a covered pathway to the rear garden.

There is off road parking for up to two vehicles, plus a GARAGE.

The rear garden has a lawned area, and mature borders and shrubs. Fully enclosed, the garden has external lighting, an external tap, and also houses a greenhouse.

## Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,915.71.

## Referral Arrangement Note

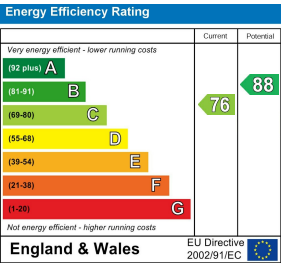
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