



141 Ruddington Lane,  
Wilford, NG11 7BY



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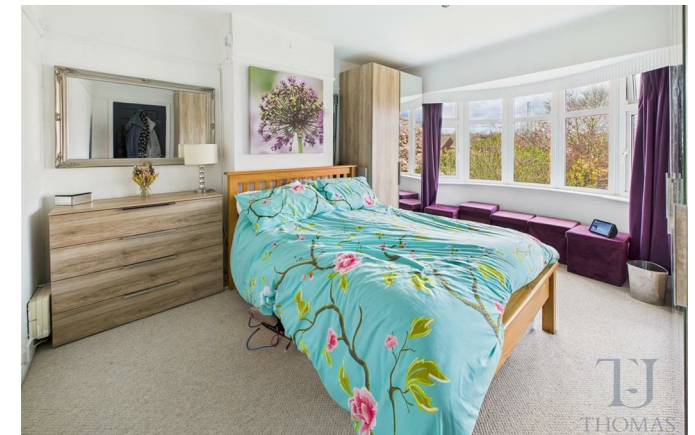
This well presented semi detached home provides versatile accommodation arranged over three floors including: an entrance hall, a lounge, an open plan kitchen/dining living area, a utility room, an office space, and a wc on the ground floor, two double bedrooms and a family bathroom on the first floor, and a further double bedroom located in the loft to the second floor.

Benefiting from gas central heating and double glazing, the property has a larger than average garden to the rear with a summer house, a further garden to the front, plus a driveway providing off road parking for up to three vehicles.

The popular south Nottinghamshire suburb of Wilford is within easy reach of Nottingham City Centre, nearby villages, and the Queens Medical Centre. There are excellent commuting links, including main roads routes, and the tram link into the City. Local facilities include a supermarket, restaurants and pubs.

Viewing is essential!

£375,000







## ACCOMMODATION

The UPVC entrance door opens to the entrance hall, The entrance hall has stairs off to the first floor, an under stairs storage area, a radiator, a ceiling light point, and doors into the lounge, the open plan kitchen/dining/living space, and the ground floor wc.

The lounge has a large bay window to the front, a ceiling light point, a radiator, and a feature open fireplace with a marble effect hearth and a wooden surround.

The open plan kitchen/dining/living space has a ceiling light point and a radiator to the living area, with a step down to the kitchen/dining space. Here there is a range of wall and base units with tiled splash backs and square edge granite effect edge work surfaces, an inset sink and drainer unit with a mixer tap over, plumbing for a free standing dishwasher, and a built in fridge, freezer and Range cooker with an extractor hood over. The kitchen/dining space has a breakfast bar area, windows to the side and rear, ceiling light points, a heated towel rail, a radiator, a door into the utility room, and sliding patio doors opening to the rear garden.

The utility room has space and plumbing for a washing machine. The wall mounted combination boiler is housed here, and there is a door opening to the rear garden.

The ground floor wc is fitted with a low flush wc, and a pedestal wash hand basin. There is a window to the side, and a ceiling light point.

On reaching the first floor, the landing has doors into three bedrooms, and the family bathroom.

Bedroom one has a bay window to the front, a ceiling light point, and a radiator.

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

The family bathroom is partially tiled and fitted with; a panelled bath with a wall mounted shower, glazed screen over, a pedestal wash hand basin, and a low flush wc. There is a window to the rear.

Completing the accommodation, the loft bedroom (two) has windows to the rear and side, a radiator, and ceiling lights points.

## OUTSIDE

To the front of the property, the driveway provides off road parking for up to three vehicles. The garden is laid mainly to lawn, with mature plant and shrub borders. A paved pathway leads to the entrance door.

The larger than average rear garden is enclosed by timber screen fencing and includes; a patio seating area, and a lawned area. The garden houses a SUMMER HOUSE (with power and lighting), and two storage sheds.

## Council Tax Band

Council Tax Band C. Nottingham City Council.

Amount Payable 2025/2026 £2,361.06.

## Referral Arrangement Note

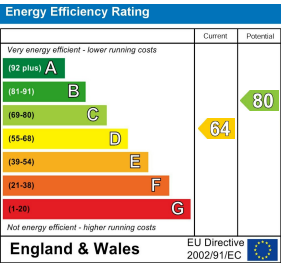
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