



6 St. Peters Crescent,
Ruddington, NG11 6HG

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**** Guide Price £300,000 - £315,000 ****

Offered to the market with no upward chain, this semi detached home is situated close to the heart of the sought after south Nottinghamshire village of Ruddington.

The property provides accommodation arranged over two floors including: an entrance porch, an entrance hall, a lounge with sliding doors opening to a dining room, plus a kitchen and a wc on the ground floor, with the first floor landing giving access to three bedrooms (one with a range of fitted bedrooms furniture), and the family bathroom.

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

Ruddington offers a wealth of local facilities including shops, churches, a doctors surgery, restaurants and a country park. Main road routes and local transport links give access to Nottingham, Leicester and neighbouring villages.

Viewing is recommended.

Guide Price £300,000





ACCOMMODATION

The composite entrance door at the side, opens to the entrance porch. The entrance porch has tiled flooring, windows to three sides, and a UPVC door opening to the entrance hallway.

The entrance hallway has stairs off to the first floor (with a window to the half landing), an under stairs storage cupboard, a radiator, and doors into the lounge and the kitchen.

The lounge has a window to the front, a radiator, coving, a gas fire set in a feature surround, and sliding doors opening to the dining room.

The dining room has a bay window to the front, a radiator, coving, a ceiling light point, and a door into the kitchen.

The kitchen has a range of wall, drawer and base units, a sink and drainer unit with a mixer tap over, space for a fridge/freezer, plus a gas oven, and an electric hob with an extractor hood over. There are windows to the rear and side, a radiator, part tiling to the walls, vinyl floor covering, and a door to a porch.

From the porch, there are doors leading outside, and a door into the ground floor wc. The ground floor wc is fitted with a wash hand basin and a wc, and has space and plumbing for a washing machine.

On reaching the first floor, the landing has a loft access hatch, a radiator, and doors into all three bedrooms, and the family bathroom.

Bedroom three has a window to the front, a radiator, and an over stairs storage cupboard.

Bedroom one has a window to the front, a radiator, coving, a ceiling light point, plus a matching range of built in wardrobes with sliding doors, side cabinets, a headboard, and a dressing table.

Bedroom two has a window to the rear, a radiator, and a storage/airing cupboard housing the hot water cylinder.

Completing the accommodation, the family bathroom is fitted with a bath, a wash hand basin with a mixer tap, set in a vanity unit, plus a wc. and There is a heated towel rail, a wall mounted mirror, spot lighting, and two windows to the side.

OUTSIDE

At the front of the property, the driveway provides off road parking and in turn gives access to the brick built SINGLE GARAGE (with an up and over door), and to the entrance door at the side. There is a low maintenance garden to the front, with an Astroturf area, and a feature tree.

The rear garden includes an Astroturf area, raised borders, and a patio seating area with a covered section. Fully enclosed, the garden, has an external tap, and external lighting.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,006.39.

Referral Arrangement Note

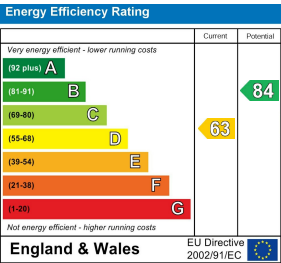
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MONEY LAUNDERING

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Approximate total area⁽¹⁾
71.5 m²
769 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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