

# 11 Kirk Lane

Ruddington  
Nottingham  
NG11 6NN

**Guide Price £325,000**



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 0115 841 1155



- Detached cottage
- Two bedrooms
- Lots of character
- Two reception rooms
- Village location
- Rear courtyard garden
- Outbuildings
- No onward chain
- Council tax - Band D
- Tenure - Freehold

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Location



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## Key Features

Situated in the centre of the charming village of Ruddington, this delightful detached cottage on Kirk Lane offers a perfect blend of character and modern living. Spanning an impressive 1,033 square feet, the property features two inviting reception rooms, ideal for both relaxation and entertaining and a kitchen/breakfast room. The two well-proportioned bedrooms provide a comfortable retreat, while the bathroom is conveniently located to serve the household.



To the rear is the private courtyard garden, a perfect space for enjoying the outdoors or hosting gatherings with friends and family. Additionally, the property includes useful outbuildings, providing ample storage or potential for creative use.

With no onward chain, this home presents a seamless opportunity for prospective buyers to move in without delay. The picturesque surroundings of Ruddington enhance the appeal, offering a friendly community atmosphere while being conveniently located for access to Nottingham's amenities.



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Location



Gallery



Video



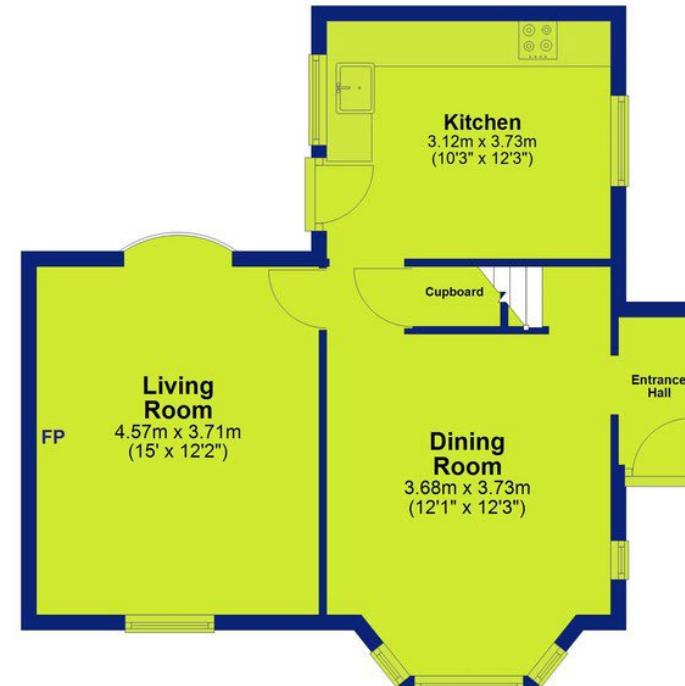
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### Ground Floor

Approx. 50.7 sq. metres (546.0 sq. feet)



### First Floor

Approx. 45.3 sq. metres (487.1 sq. feet)



Total area: approx. 96.0 sq. metres (1033.1 sq. feet)



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*Interested in this home?*

EPC TO FOLLOW

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Nottingham  
NG2 6AU

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NG1 2GB

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