



89 Easthorpe Street,  
Ruddington, NG11 6LB

# 89 Easthorpe Street, Ruddington, NG11 6LB

This well presented and thoughtfully upgraded semi detached property is going to make a wonderful family home! The property provides accommodation arranged over two floors including: an entrance hallway, a lounge, an open plan kitchen/dining/living area with a range of built in appliances and bi-fold 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 double glazing, and gas central heating with a combination boiler, alongside some attractive original features, the property has been subject to works over the past twelve months, including the installation of the kitchen, and the bathroom, plus a new roof.

There are good size enclosed gardens to the rear of the property, 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 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.

Offered to the market with no upward chain. Viewing is essential!

Guide Price £445,000





#### ACCOMMODATION

The composite entrance door (with stained glass panels) opens to the entrance hallway. The entrance hallway has Karndean flooring, stairs rising to the first floor, an under stairs storage cupboard, a ceiling light point, and a radiator.

The lounge has a bay window with stained glass top lights, a ceiling light point, a radiator, a picture rail, a log burner set in a slate surround, and a glazed door opening to the kitchen/dining/living area.

Installed approximately a year ago, the open plan kitchen/dining/living area has a range of wall, drawer and base units, a Belfast double sink with a mixer tap over, and built in appliances including; a washing machine and a tumble dryer (both set in cupboards), a dishwasher, a fridge, a freezer, a microwave, a gas oven, and a Siemens five ring electric hob with an extractor fan over. The Worcester Bosch combination boiler is housed in a cupboard here, there is a central island with storage beneath, two Velux windows, Karndean flooring, radiators, spot lighting, feature drop lighting, and bi-fold doors opening to the rear garden.

The ground floor wc has a wc, and a wash hand basin set in a vanity unit with a mixer tap over, There is a window to the side, and a heated towel rail.

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

The recently refitted family bathroom has a bath with a feature tap, a fully tiled shower cubicle with a rainfall shower (and a hand held shower), a wash hand basin set in a vanity unit with a mixer tap over, and a wall mounted wc. There is a window to the rear, spot lighting, and a heated towel rail.

Bedroom one has a window to the rear, a radiator, a ceiling light point, and a picture rail.

Bedrooms two and three each have a window to the front, coving, a radiator, and a ceiling light point.

#### OUTSIDE

The driveway at the front of the property provides off road parking for up to two vehicles, and in turn gives access to the open entrance porch. There is gated access to the side and rear.

To the rear of the property, the garden includes; a patio seating area, a lawned area, mature borders, and fruit trees. Fully enclosed, the garden houses a storage shed.

#### Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2026/2027 £2,383.79.

#### Referral Arrangement Note

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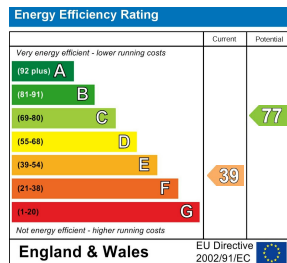


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