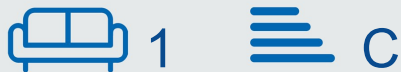


Loughborough

Ruddington
NG11 6FG

£325,000



 0115 841 1155



- Well-presented three-storey home extending to approximately 1,074 sq. ft.
- Spacious open-plan lounge/dining room ideal for entertaining
- Ground floor WC for added convenience
- Useful additional store room
- Flexible layout ideal for families, home working or investment
- Four bedrooms arranged over the first and second floors
- Fitted kitchen with practical layout
- Family bathroom serving the first floor
- Generous principal bedroom occupying the top floor
- Viewing recommended

Loughborough Road, Ruddington, NG11 6FG

Key Features

This well-presented and deceptively spacious three-storey home offers approximately 1,074 sq. ft. of thoughtfully arranged accommodation, providing a versatile and well-balanced layout ideally suited to first-time buyers and growing families alike. The property enjoys a convenient and well-connected position, situated in close proximity to West Bridgford, with its excellent range of amenities, highly regarded schools, and vibrant café culture, making it an attractive choice for a variety of purchasers.



Loughborough Road, Ruddington, NG11 6FG





0115 841 1155

Loughborough Road, Ruddington, NG11 6FG




Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.