

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



0115 841 1155

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.





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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.