MULBERRY - LANE
ESTATE & LETTING AGENCY









44 Leys Road, Ruddington, Nottingham, NG11 6JL

£825 Per month

- One Bedroom Ground Floor Flat
- Sought after area
- Gas Oven
- Double Glazed
- EPC C
- Available Now
- Cul-de-Sac
- Electric Fire in the Lounge
- Ample Storage
- Council Band A

Howard One Howard Street, Nottingham, NG1 3LT
01157042554
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44 Leys Road, Nottingham NG11 6JL

Nestled in the tranquil cul-de-sac of Leys Road, Ruddington, this charming ground floor flat offers a delightful retreat in a highly sought-after area of Nottingham.

Spanning an impressive 635 square feet, the property features a well-appointed reception room that boasts an electric fire, creating a warm and inviting atmosphere. The lounge overlooks serene greenery, providing a picturesque view that enhances the peaceful ambiance of the home.

The property provides accommodation including; an entrance lobby, an entrance hallway, a living room, a kitchen, a bedroom, and a fitted wet room.

Benefiting from gas central heating, and double glazing, the property also enjoys the use of communal garden areas which overlook the green to the front.

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.

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Council Tax Band: A







Bedroom

4.01m x 2.72m

The bedroom has a window to the front, a radiator, and a ceiling light point.

Living Room

3.48m x 3.61m

The living room has window to the rear, overlooking communal gardens, a radiator, a ceiling light point, and a feature electric fire set in a surround.

Kitchen

3.56m x 2.08m

The kitchen has a range of wall, drawer and base units, a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, and space for a cooker with an extractor hood over. The boiler is housed in a cupboard here, there is a window to the rear, part tiling to the walls, vinyl floor covering, and a ceiling light point.

Wet Room

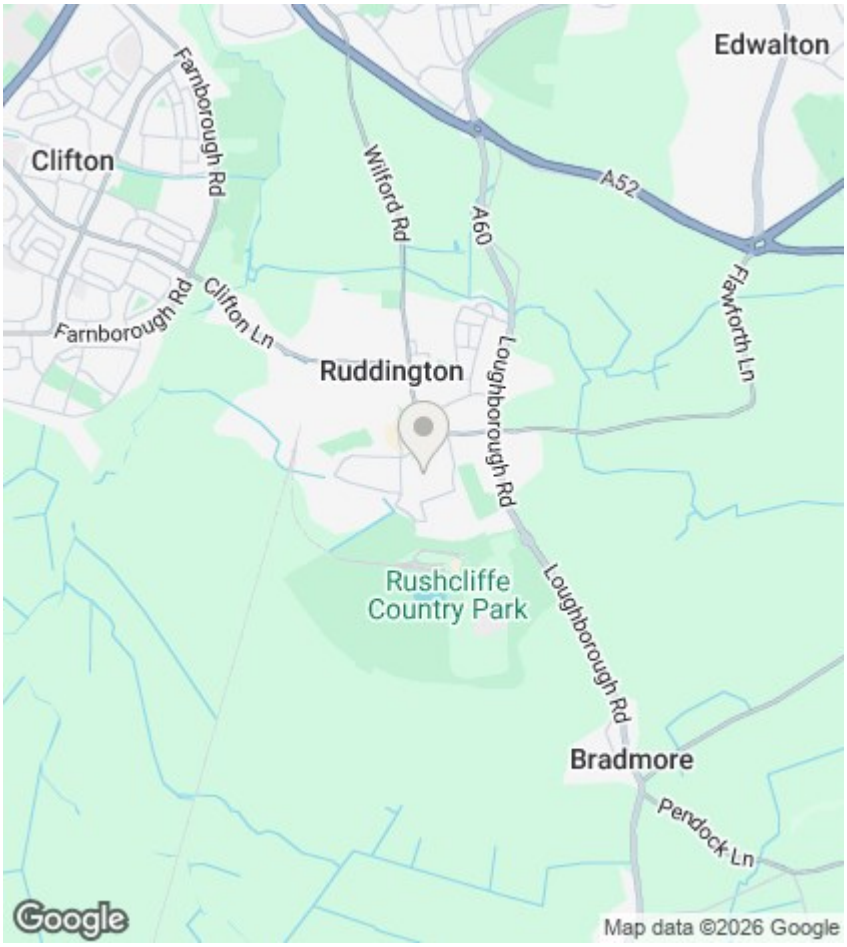
2.13m x 1.52m

The wet room has a tiled shower cubicle with an electric shower, a wall mounted wash hand basin, and a wc. There is a window to the rear, and a radiator.

Garden

At the front of the property there is a communal garden, with lawns, clothes hanging areas, and a pathway to the entrance door. There are also pleasant views to Ruddington Green from this area.

Parking - Off street

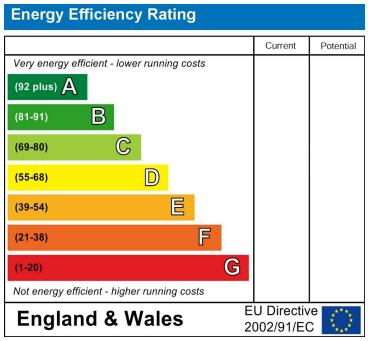


Directions

Viewings

Viewings by arrangement only. Call 01157042554 to make an appointment.

EPC Rating:



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