

Rex Gooding



199 Ruddington Lane, Nottingham, NG11 7BY

Guide Price: £300,000

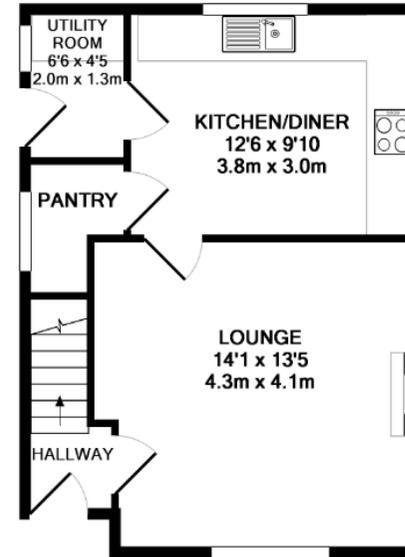
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Located in the sought-after West Bridgford area, this charming two-bedroom semi-detached house presents a thoughtfully designed layout that will appeal to first-time buyers, young professionals, and small families alike. The property retains its traditional character while offering well-proportioned rooms that maximize the available space to excellent effect.

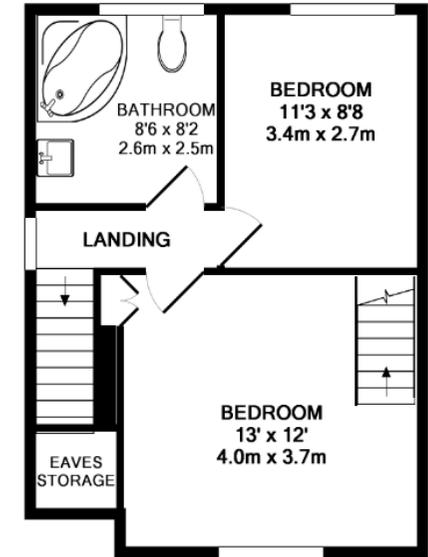
As you enter the ground floor, you'll find a welcoming reception room that effortlessly serves as both a living and dining area. This versatile space strikes just the right balance, offering ample room for everyday furnishings while maintaining an inviting, uncluttered atmosphere. Whether you're settling in for a quiet evening or entertaining guests, the room adapts beautifully to your needs. The layout flows intuitively from one area to the next, creating a sense of ease as you move through the home.

Positioned at the rear of the property, the kitchen provides straightforward functionality with space for essential appliances and storage. Its simple, practical design makes daily routines feel effortless, while the adjoining utility room, complete with a separate pantry, adds valuable extra space for organization and convenience. From here, you step directly out to the garden, creating a seamless connection between indoor and outdoor living that's perfect for everything from morning coffee to summer gatherings.

Upstairs, both bedrooms are sensibly proportioned to make the most of the first floor. The main bedroom comfortably fits a double bed along with wardrobes and additional furniture, giving you room to arrange the space as you wish. A staircase within this room leads to a converted



GROUND FLOOR



1ST FLOOR

199 RUDDINGTON LANE, WILFORD

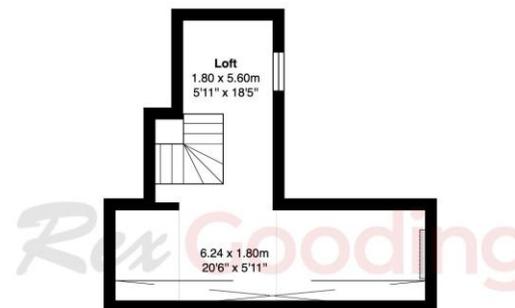
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Total Area: 19.1 m² ... 206 ft²
All measurements are approximate and for display purposes only