



48 Ruddington Lane, Nottingham, NG11 7BH

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Guide Price £325,000 - £335,000. CHARMING THREE/FOUR BEDROOM PERIOD HOME IN POPULAR WILFORD LOCATION.

Nestled in the highly sought-after Wilford catchment area, this elegant three-storey Victorian residence offers spacious family accommodation with period charm throughout. Lovingly maintained and thoughtfully updated, this three/four bedroom home seamlessly blends character features with modern comforts.

Step through the traditional white entrance door into the welcoming lounge, where a stunning cast iron fireplace with slate surround creates a captivating focal point. Bathed in natural light from two large front-facing restored original sash windows and enhanced by warm coral accent walls, this characterful room offers the perfect retreat. Built-in storage cupboards provide practical space while preserving the room's period proportions.

The generous dining room continues the home's charm with another original fireplace, floor-to-ceiling Victorian pine cupboards, and beautiful coving. A convenient under stairs storage cupboard offers additional storage space. The room flows effortlessly into a recently updated 15'7" kitchen featuring buttermilk shaker cabinetry, integrated appliances, original Victorian tiled flooring, and a bright dual-aspect outlook. With ample preparation space and room for all essential appliances, this kitchen provides both functionality and style.

The thoughtful layout continues upstairs, where the first floor houses two well-proportioned bedrooms, each featuring elegant Victorian fireplaces, and a luxurious four-piece family bathroom. The bathroom

















