



# 30 Lenton Avenue

**A detached family residence, superbly located within The Park Estate offering potential to create a rather special Nottingham home.**

- SUPERB DETACHED FAMILY RESIDENCE
- THREE RECEPTION ROOMS
- BREAKFAST KITCHEN
- FIVE BEDROOMS & TWO BATHROOMS
- CORNER PLOT / GOOD SIZED MATURE GARDENS
- GENEROUS DRIVEWAY & ATTACHED DOUBLE GARAGE
- GREAT SCOPE FOR REMODELLING
- LOCATED WITHIN THE SOUGHT AFTER PRIVATE "NOTTINGHAM PARK ESTATE"

## DESCRIPTION

30 Lenton Avenue presents a superb opportunity to the market, a detached five bedroom property having been owned by the same family since it was built approximately 50 years ago. The property sits within a superb corner plot fronting onto Lenton Avenue and Hardwick Grove with generous gardens which wrap around the property and a wonderful south facing aspect to the front providing impressive views over The Park Estate. The property is just a 15 minute walk to Nottingham City Centre; two of the country's leading independent schools and Nottingham Train Station with trains to London St Pancras in 1 hour 38 minutes. The property is centrally located to travel East / West on the A52, 2 miles away and North / South on the M1 motorway, 7 miles away. The property offers a wonderful opportunity to remodel and create a rather special Nottingham home which has been demonstrated by neighbouring properties.

## GROUND FLOOR ACCOMMODATION

The front entrance door opens into a delightful entrance glazed porch which continues into the original entrance hall being centrally located and providing access to all ground floor rooms. There are three reception rooms to the front of the property comprising a generous sitting room with superb picture views, formal dining room and a fifth bedroom which can be utilised either as a study, office or sitting room if required. Without doubt the heart to the home is the well equipped breakfast kitchen with









integrated appliances which provides access to the fourth reception room being a garden room to the side of the property. The ground floor accommodation is completed with a good-sized guest cloakroom.

#### FIRST FLOOR ACCOMMODATION

A traditional staircase rises to the first floor where a central landing provides access to a particularly appealing main bedroom which benefits from stunning south facing views across the Trent Valley, a guest bedroom with en suite as well as two further bedrooms which share the use of the family bathroom.

#### OUTSIDE

The property sits within a generous and mature corner plot extending to approximately 0.25 acres. The gardens showcase a nice variety of mature trees, heavily stocked borders and landscaped areas with numerous seating and terrace areas benefitting from sunlight at different times throughout the day providing the perfect environment for outdoor entertaining. The property's superb plot is located on the corner of Lenton Avenue and Hardwick Grove with a private driveway leading off Lenton Avenue which provides off road parking for numerous vehicles as well as providing access to an attached double garage with electric up-and-over door.

#### LOCATION

Lenton Avenue is located within The Park Estate, being Nottingham's premier and most desirable residential location. The property is convenient for the city centre which is within walking distance offering a wide variety of services and amenities, restaurants, bars and shops. For the commuter there is ease of access to the region's commercial and retail centres as well as Nottingham train station which provides swift access to further afield. The Park was formed from former deer grounds of Nottingham Castle with many of the properties within The Park designed by noted architects such as P F Robinson, Watson Fothergill and T C Hine. Since 1986 The Park has been a designated conservation area of outstanding natural architectural importance.

#### TENURE

Freehold.

#### SERVICES

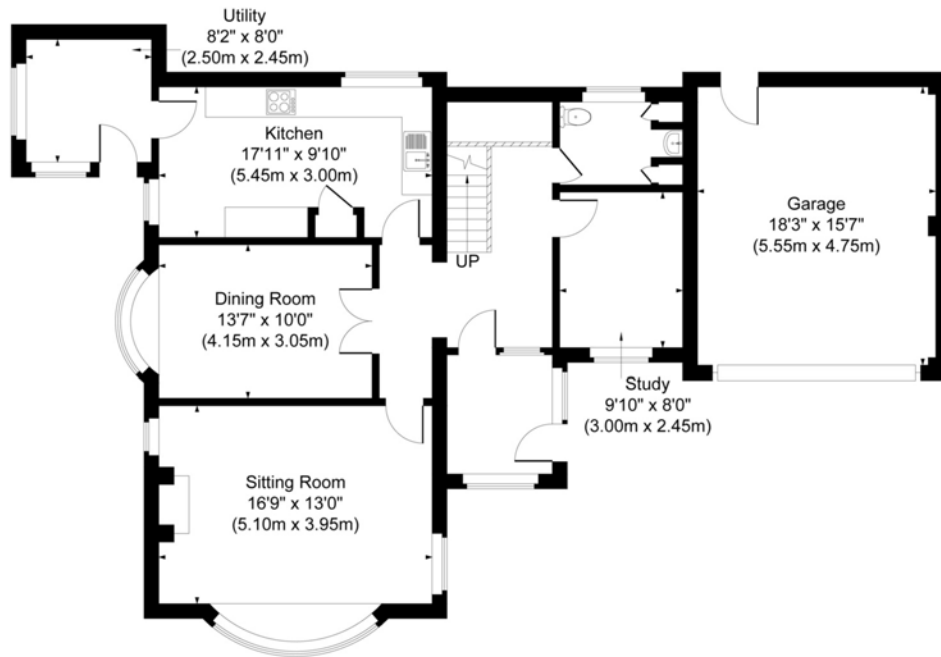
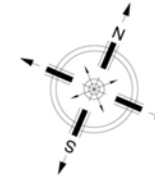
Mains electricity, gas, water and drainage are understood to be connected.

#### VIEWINGS

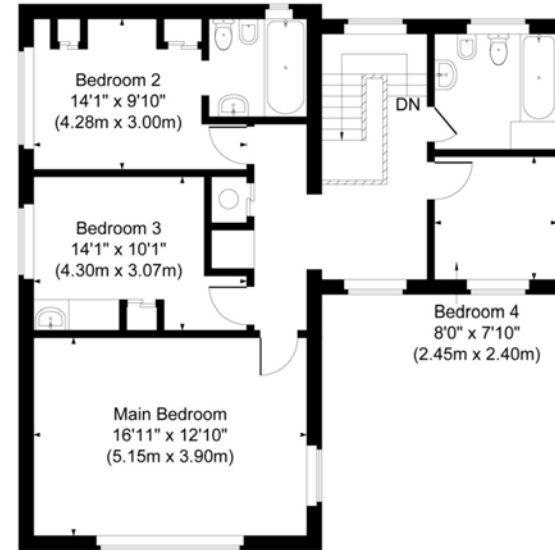
Strictly by appointment with Fine & Country Nottingham.



**30 Lenton Avenue, Nottingham**  
**Approximate Gross Internal Area**  
**Main House = 176 sq.m/1894 sq.ft**  
**Garage = 26 sq.m/280 sq.ft**  
**Total = 203 sq.m/2185 sq.ft**



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	45	
(21-38)	F		



Fine & Country

Tel: 0115 9822824

[nottingham@fineandcountry.com](mailto:nottingham@fineandcountry.com)

The Old Barn Brook Lane Stanton on the Wolds NG12 5SE

[fineandcountry.com](http://fineandcountry.com)