

HoldenCopley

PREPARE TO BE MOVED

Devonshire Promenade, Lenton, Nottinghamshire NG7 2DS

Guide Price £325,000 - £335,000

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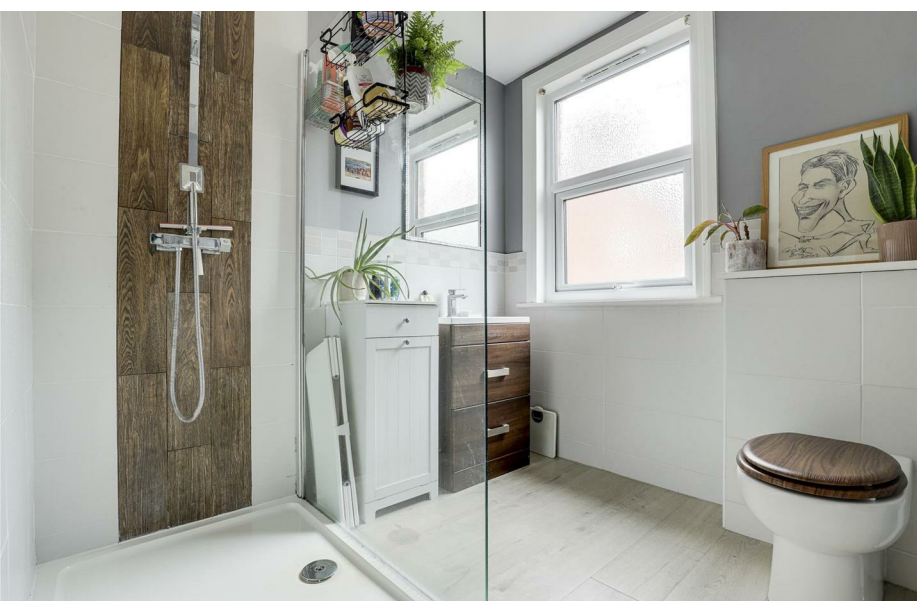
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CHARMING VICTORIAN HOME WITH PARK VIEWS...

This charming four-bedroom Victorian-style mid-terrace home is beautifully presented throughout, full of character and period features. Situated on a private road, it is uniquely positioned as the only street with views across Lenton Recreational Park, offering a peaceful setting while being close to local shops, schools, and excellent transport links. The ground floor welcomes you with a traditional entrance hall leading to a bright, bay-fronted reception room complete with a classic fireplace. The dining room features a unique antique range fireplace, creating a warm and inviting atmosphere, and the modern kitchen is perfect for culinary pursuits. The first floor comprises two generous double bedrooms and two stylishly appointed bathrooms, while the top floor houses a further two bedrooms. The cellar offers versatile space and plenty of storage. Outside, the property benefits from unallocated front parking and a charming garden area with a paved patio, plants, and shrubs, while the rear courtyard-style garden is low-maintenance and ideal for relaxing or entertaining.

MUST BE VIEWED!





- Mid-Terrace House
- Four Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Two Stylish Bathrooms
- Cellar
- Courtyard-Style Garden
- Unallocated Off-Road Parking
- Private Road Overlooking Park
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3'1" x 13'11" (0.94m x 4.25m)

The entrance hall has laminate flooring, carpeted stairs, a radiators and a single door providing access into the accommodation.

Living Room

11'9" x 14'1" (3.58m x 4.29m)

The living room has laminate flooring, a radiator, ceiling coving, a ceiling rose, a feature traditional fireplace and a bay window to the front elevation.

Dining Room

11'11" x 12'2" (3.63m x 3.71m)

The dining room has laminate flooring, a radiator, an antique range fireplace, fitted cupboards, access to the cellar and a UPVC double-glazed window to the rear elevation.

Kitchen

12'11" x 8'1" (3.94m x 2.46m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink with a drainer and a swan neck mixer tap, an integrated oven, microwave, hob, extractor fan and dishwasher, partially tiled walls, a vertical radiator, tiled flooring, a Velux window, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

5'4" x 15'7" (1.63m x 4.77m)

The landing has carpeted flooring and access to the first floor accommodation.

Master Bedroom

10'4" x 15'7" (3.15m x 4.75m)

The main bedroom has carpeted flooring, a radiator, ceiling coving, traditional fireplace, an in-built cupboard and a bay window to the front elevation.

Bedroom Two

9'7" x 12'3" (2.92m x 3.73m)

The second bedroom has carpeted flooring, a radiator and a window to the rear elevation.

Bathroom

9'5" x 6'0" (2.87m x 1.83m)

The bathroom has a low level flush W/C, a vanity storage unit with a wash basin, a shower enclosure with an electric shower fixture, a radiator, partially tiled walls, an extractor fan and laminate flooring.

Bathroom

8'8" x 7'8" (2.64m x 2.34m)

The bathroom has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a walk-in shower with an overhead rainfall shower and a handheld shower head, partially tiled walls, a wall-mounted electric shaving point, a radiator, an extractor fan, laminate flooring and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Landing

2'2" x 8'5" (0.67m x 2.59m)

The landing has carpeted flooring and provides access to the second floor accommodation.

Bedroom Three

15'6" x 14'11" (4.72m x 4.55m)

The third bedroom has carpeted flooring, a radiator, fitted wardrobes and a skylight window.

Bedroom Four

9'11" x 9'1" (3.02m x 2.77m)

The fourth bedroom has carpeted flooring, a radiator and a skylight window.

BASEMENT

Cellar

15'1" x 13'9" (4.60m x 4.19m)

The cellar has courtesy lighting, a radiator, power supply and an in-built cupboard.

OUTSIDE

Front

To the front of the property is access to unallocated parking space, a paved patio area with plants and shrubs.

Rear

To the rear is an enclosed courtyard-style garden with a concrete patio area, plants and shrubs, gated access and brick-wall boundaries.

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band D

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

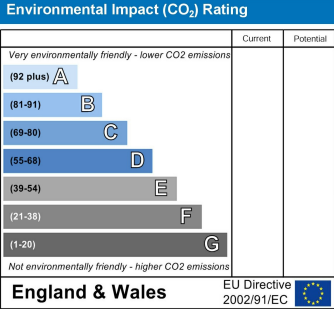
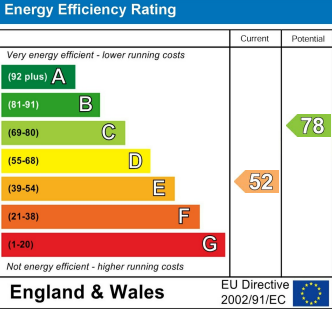
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband – Openreach
Broadband Speed - Superfast Broadband available with the highest download speed at 80Mbps & Highest upload speed at 20Mbps
Phone Signal – Good coverage of Voice, 4G & 5G
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.
Please note that the access road serving the property is unadopted and not maintained
Please note the property is within a conservation area.
Other Material Issues – Signs of moisture were noted on the chimney breast in 2019. Replastering and damp-proofing were carried out three years ago, and repairs to the chimney top were completed in May 2024 with the neighbouring property. The chimney breast has fully dried and the issue is resolved. Photos of the works are available on request.



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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