



DavidJames
the estate agent

Lenton Boulevard, Nottingham, NG7 2BZ

Guide Price £280,000

About This Property

GUIDE PRICE £280,000-£300,000 We are pleased to present this conveniently-positioned semi-detached house, located just a short commute from Nottingham City Centre and the benefit of a park to the rear. With frequent bus services right on your doorstep, this property promises ease of access to all local amenities and makes an ideal choice for those eager to make their mark on their next home.

Upon entering, you are greeted by an entrance hall leading to a good-sized lounge, complete with a feature fireplace, as well as a separate versatile sitting room, boasting a box window and decorative fireplace.

The heart of the home is the dining kitchen, equipped with a range cooker and an integrated dishwasher with further space available for freestanding appliances.

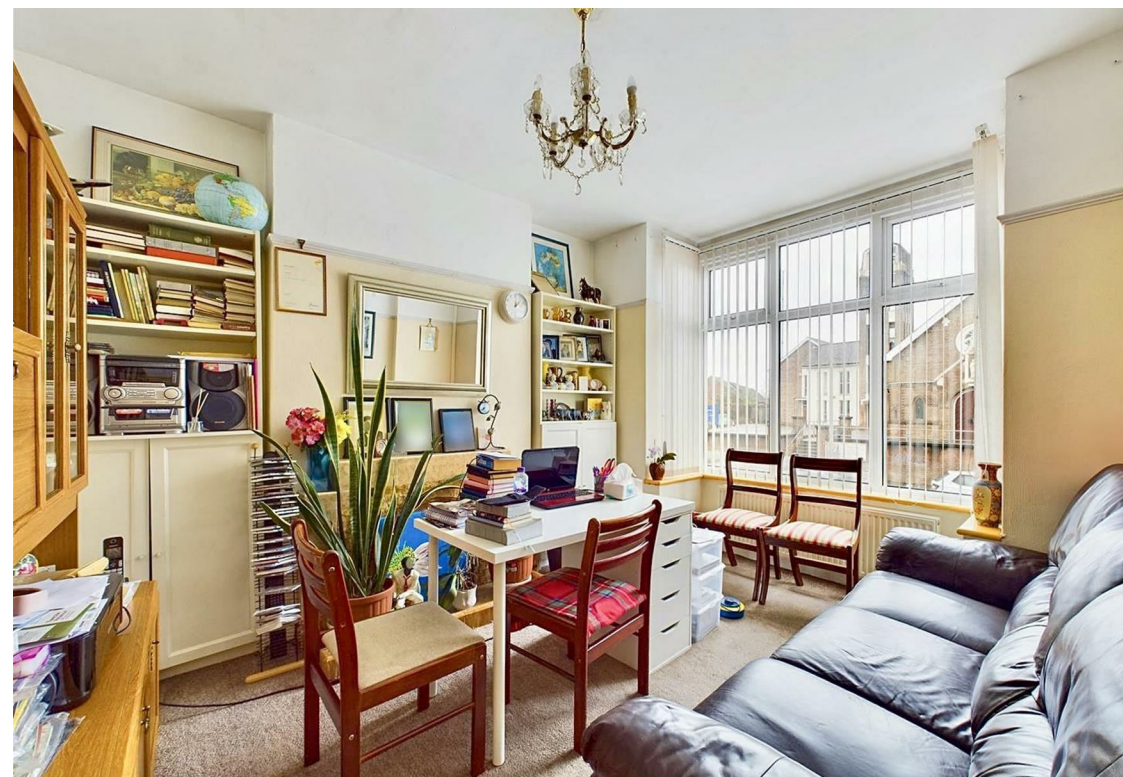
Additional benefits include gas central heating, served by a regularly maintained boiler as well as a basement which offers not just storage but a potential workshop space, thanks to its power, lighting and heating facilities.

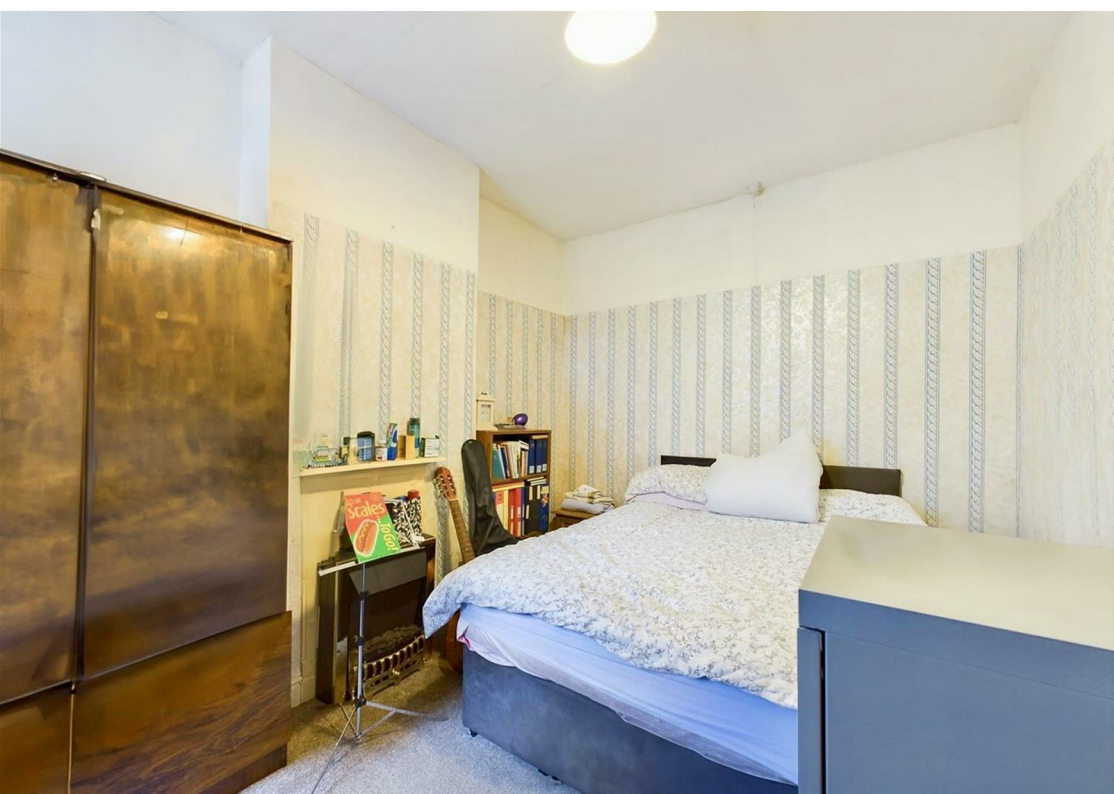
Upstairs, the three bedrooms are complemented by a bathroom, which has a three-piece suite.

Outside, the low-maintenance garden borders Radford Recreation Ground to the rear and provides space for relaxing.

This property not only offers a highly-convenient location but also a fantastic opportunity for those looking to personalize their living space.

- Semi-detached house with the benefit of a local park to the rear
- A short commute to Nottingham City Centre and the Queens medical centre
- Frequent bus services on the doorstep
- Perfect for those looking to put their stamp on their next home or potential for investment opportunity
- Good-sized lounge and separate versatile sitting room
- Dining kitchen with range cooker and dishwasher
- Basement storage with power, lighting and heating
- Three Ample sized bedrooms
- Bathroom with three-piece suite
- Low-maintenance rear garden with park views







Floor -1



Floor 0



Floor 1



Approximate total area⁽¹⁾
109.04 m²
1173.73 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Council Tax Band: B
Nottingham City Council
Freehold

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