



Saxon Green
Lenton, Nottingham NG7 2LL

THREE BEDROOM END TERRACE FAMILY
HOME

Guide Price £220,000 - £230,000 Freehold



£220,000 - £230,000 Guide Price.

Situated in the ever-popular area of Lenton, this well-presented three-bedroom end terrace offers the perfect blend of comfort and convenience. Ideally located for students, professionals, and staff of the Queen's Medical Centre and the University of Nottingham, the property is within easy walking distance of both. Nearby amenities include local shops, frequent bus routes, Wollaton Park, and the Beeston Canal, offering a great balance of city access and green spaces.

The property benefits from resident parking and a detached garage situated in a nearby block. All windows and doors are UPVC, ensuring energy efficiency and low maintenance. Stepping inside, you are greeted by a welcoming entrance hall that provides access to the kitchen diner, lounge, and stairs to the first floor. The entrance hall also offers useful understairs storage as well as extra storage elsewhere.

The kitchen diner, featuring a bay window that floods the space with natural light, is fitted with a range of white goods and offers ample room for dining. To the rear of the property sits a spacious, full-width lounge with another bay window and French doors leading out onto the garden. The lounge provides a comfortable living space with multiple power points, ideal for modern living.

Outside, the rear garden is designed for easy upkeep, featuring a decked area and an astroturf lawn — perfect for relaxing or entertaining.

Upstairs, there are two generous double bedrooms, each benefiting from fitted storage, as well as a further single bedroom. The family bathroom comprises a modern three-piece suite and includes additional storage space. The landing area is carpeted and provides access to the loft and airing cupboard, with the same soft carpeting continuing into all three bedrooms, creating a warm and cohesive feel throughout.

This property offers an excellent opportunity for families, first-time buyers, or investors alike, given its superb location and practical layout. Early viewing is highly recommended to appreciate all that this home has to offer.



Entrance Hallway

12'9" x 9'6" approx (3.9 x 2.9 approx)

UPVC double glazed entrance door to the front elevation leading into the entrance hallway comprising linoleum flooring, carpeted staircase leading to the first floor landing, wall mounted radiator, doors leading off to:

Kitchen

13'1" x 9'2" approx (4.0 x 2.8 approx)

UPVC double glazed bay window to the front elevation, linoleum flooring, wall mounted radiator, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, space and plumbing for a washing machine, integrated oven with four ring gas hob over and extractor hood above, space and point for a fridge freezer.

Lounge

14'9" x 16'4" approx (4.5 x 5.0 approx)

UPVC double glazed bay window to the rear elevation, UPVC double glazed door to the rear garden, laminate flooring, wall mounted radiator, recessed spotlights to the ceiling.

First Floor Landing

Carpeted flooring, access to the loft, two storage cupboards, doors leading off to:

Bathroom

6'6" x 8'10" approx (2.0 x 2.7 approx)

UPVC double glazed window to the front elevation, chrome heated towel rail, WC, tiling to the walls, linoleum flooring, handwash basin with mixer tap, panelled bath with mains fed rain water shower over, built-in storage, extractor fan.

Bedroom One

9'2" x 13'1" approx (2.8 x 4.0 approx)

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, recessed spotlights to the ceiling, built-in wardrobe.

Bedroom Two

12'1" x 9'2" approx (3.7 x 2.8 approx)

UPVC double glazed window to the front elevation,

carpeted flooring, wall mounted radiator, recessed spotlights to the ceiling, built-in wardrobe.

Bedroom Three

6'6" x 8'6" approx (2.0 x 2.6 approx)

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator.

Outside

The property comes with allocated parking and a garage to the side of the property.

Front of Property

To the front of the property there is a lawned front garden with a paved pathway to the front entrance door and walled boundaries.

Rear of Property

To the rear of the property there is an enclosed rear garden with decked area leading to an artificial lawned area with walled and fenced boundaries.

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 8mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

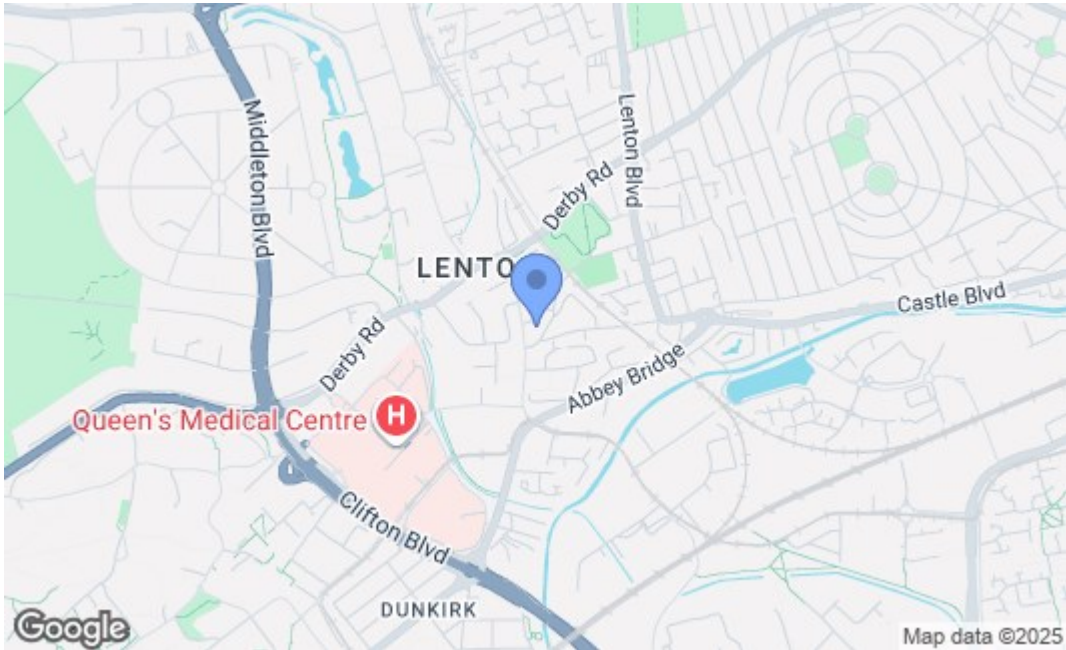
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.