



## 115 RUTLAND ROAD NOTTINGHAM, NG2 5DU

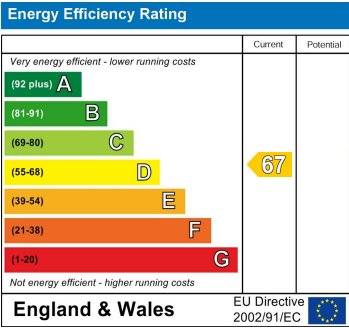
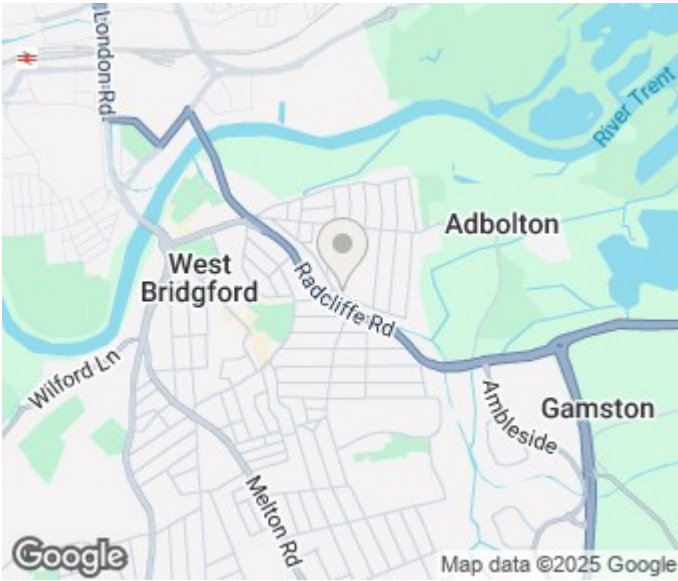
**£1,650 PER MONTH**

This beautifully renovated three-bedroom semi-detached home is situated on one of Lady Bay's most sought-after streets. Finished to an exceptional standard throughout, this property perfectly blends modern living with timeless character and style.

As you step inside, you're greeted by a welcoming entrance hallway, setting the tone for the quality and finish that runs throughout the home. To the front sits a bright and inviting lounge, complete with a large bay window that fills the room with natural light, a perfect spot to unwind. To the rear, a spacious open-plan kitchen and dining area provides a fantastic social hub for everyday living and entertaining alike. The kitchen is fitted with modern cabinetry, integrated appliances, and premium finishes, while doors lead directly out to the garden.

The ground floor also benefits from a separate utility room and a convenient downstairs WC, both designed with practicality in mind.

**kurb.**



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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