









David**James**

the estate agent

Falcon Close, Lenton, Nottingham, NG7 2DL

£1,000 Per Calendar Month



About This Property

This well-presented mid-terrace house is available to let in the popular area of Lenton, offering modern living in a fantastic location close to a wide range of amenities and excellent transport links. The property features an entrance hall, a sleek kitchen fitted with an integrated oven, hob and extractor (with a washing machine included as a goodwill gesture), and a spacious living room with handy storage and French doors opening onto the enclosed rear garden. Upstairs, there are two bedrooms, with the main bedroom benefitting from built-in wardrobes, along with a modern bathroom fitted with a white suite and mains shower. To the outside, the property offers two allocated parking spaces in a bay to the left of the house. With Queen's Medical Centre just a 20-minute walk away and Nottingham City Centre reachable in around 30 minutes on foot, this home is ideally placed for professionals seeking convenience and comfort.

TENANCY DETAILS
Available From: NOW
Tenancy Term: Minimum 6 months
Furnishing: Unfurnished
EPC Rating: D
Council Band: C

Pets: Not permitted

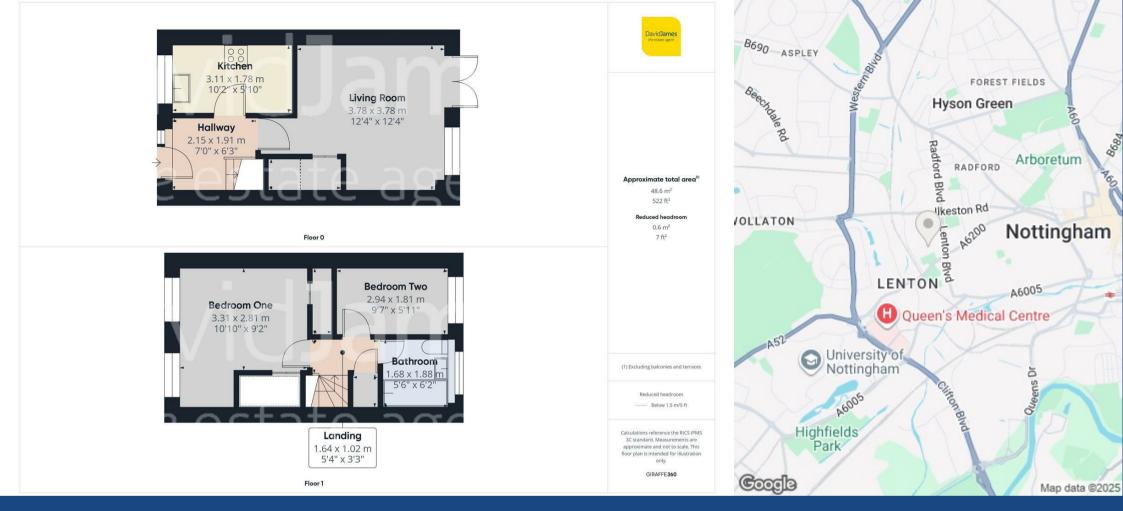
- Well-presented mid-terrace house
- Two bedrooms (bedroom one with built-in wardrobes)
- Entrance hall
- Modern kitchen with integrated oven, hob & extractor and
- Spacious living room with useful storage and French doors
- Modern bathroom/WC with white suite & mains shower
- UPVC double glazed windows, gas central heating
- 2 parking spaces
- 20 minute walk to QMC, 30 minute walk to Nottingham City Centre
- Abundance of amenities and frequent transport links nearby











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Council Tax Band: B Nottingham City Council



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