



DavidJames
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







Floor 0



Floor 1



Approximate total area⁽¹⁾

48.6 m²
522 ft²

Reduced headroom

0.6 m²
7 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Council Tax Band: B
Nottingham City Council

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