

DISTINCTIVE
HOMES
by



Lenton Road
The Park, NG7 1DT

www.fhpliving.co.uk

Lenton Road

The Park, NG7 1DT

A charming and unique single-storey residence for sale, nestled in the prestigious Park Estate. Located within easy reach of Nottingham's many shops, bars, restaurants, entertainment, iconic castle and train station.





Ground Floor:

- Spacious entrance hall
- Large living room
- Kitchen / breakfast room
- Dining room
- Conservatory
- Master bedroom with en-suite
- Two further double bedrooms
- Family bathroom

Grounds:

- Large garage
- Garden storage
- Garden

Tenure - Freehold

Council tax - Band E

EPC - Band D





Situated in one of the most sought-after areas in Nottingham, this delightful home offers a perfect blend of classic charm and modern amenities, making it an exceptional opportunity for those looking for something special.

This highly desirable property exudes character, from its striking gothic-style double doors and complimentary flooring to its bespoke kitchen complete with a stylish island and atrium style dining area. The kitchen has been thoughtfully designed with high-end finishes and quality appliances, making it both a functional space and a central hub for family gatherings and entertaining.

The spacious lounge seamlessly connects to the delightful garden room and rear garden, providing an ideal setting for indoor-outdoor living. The established garden enhances the property's appeal, offering a tranquil escape right outside your door.

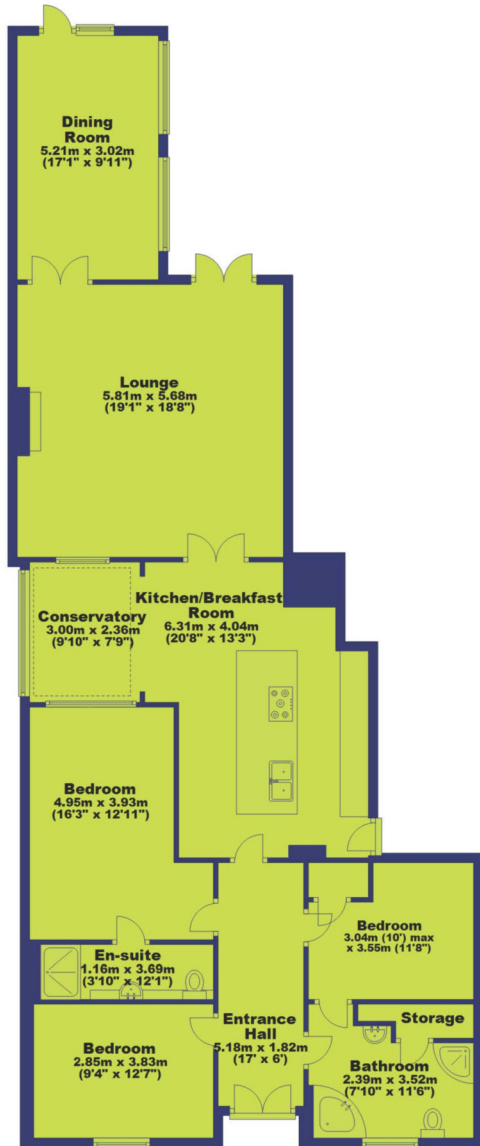
With three bedrooms, this home offers flexibility for various lifestyle needs, whether for family, guests, or even a home office. The property also benefits from two bath/shower rooms, ensuring convenience and privacy for all residents, with the potential for an en-suite or family bathroom layout.

The double garage, located at the rear, provides secure parking and additional storage space.

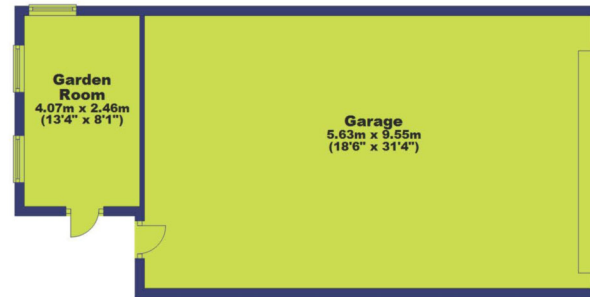




Ground Floor
Approx. 148.7 sq. metres (1600.7 sq. feet)



Outbuilding
Approx. 64.2 sq. metres (690.8 sq. feet)



Total area: approx. 212.9 sq. metres (2291.6 sq. feet)



Nottingham
Castle

The Park Estate was originally created from Nottingham Castle's deer park and is now recognised as one of Nottingham's finest residential locations, with properties designed by notable architects PF Robinson and Watson Fothergill.

By the late 1800's The Park was recognised as more of an estate with some 400 houses being erected by 1887. Former residents of The Park include national figures such as Sir Paul Smith and Sir Jesse Boot.

It is a thriving community with its own residents' website

www.theparknottingham.co.uk. It boasts one of the largest gas street lighting systems in Europe and a skyline including the castle which makes it particularly atmospheric at night.

One of the reasons for The Park's popularity is its proximity to some of the best private schools in the region. Both the Boys and Girls High Schools have a national reputation of academic and sporting excellence whilst St Joseph's offers high educational standards with exceptional pastoral care.

The Park Estate offers a tranquil haven with the buzz of the city just minutes away. Nottingham Playhouse, offering the theatre along with 'Cast' restaurant and bar. Other restaurants include the recently opened and very popular Brown's, Hart's, which has a modern British style and a boutique hotel with 32 bedrooms, and World Service – the 'Best Overall Restaurant' in Nottingham's prestigious restaurant awards for a record four years, is testament to World Services quality.

The Park's Squash Club has 10 squash courts, a fully equipped gym, saunas, steam rooms and a bar and restaurant, whilst adjacent is The Park Tennis Club with over 200 members, 5 all-weather courts, 3 artificial grass all-weather courts, a beautiful club house and qualified coaches.



Nottingham High School
High School



Nottingham Girls High School
High School



The Park
Tennis Club



World Service
Restaurant Lounge Bar



Harts
Restaurant Lounge Bar

DISTINCTIVE
HOMES
by



Distinctive Homes by FHP Living

A collection of some of the best properties available in the most sought-after areas of Nottingham, and its surrounding suburbs and villages.

www.fhpliving.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	76 C
39-54	E		
21-38	F		
1-20	G		

FHP, their clients and joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contact and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and FHP have not tested any service, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Figures quoted in these particulars may be subject to VAT in addition. 09/11



Interested in this home?

Call the FHP Living Distinctive Homes Team



Jason Cook
Mobile: 07876 396 010
jason@fhpliving.co.uk

T: 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham NG1 2GB