



27 Forsythia Gardens, Lenton, NG7 2LW

£240,000



Marriotts





# 27 Forsythia Gardens

## Lenton, NG7 2LW

- Beautifully presented modern end town house on a corner plot with detached garage.
- Spacious lounge diner
- Gas central heating and double glazing
- 2 good sized bedrooms
- Modern kitchen & bathroom
- Ideally located for Queens medical centre hospital, Nottingham university & Nottingham City Centre

Beautifully presented modern end town house on a corner plot with garage. Tucked away on Forsythia Gardens and overlooking picturesque communal gardens to the front.

Comprising of 2 good sized bedrooms, a light and spacious lounge diner, Wren kitchen and modern bathroom, enclosed rear garden and detached garage with useful store. Conveniently located for Queens Medical Centre Hospital, Nottingham University and with regular public transport to Nottingham city centre.

£240,000



### Overview

Nestled in the tranquil setting of Forsythia Gardens, Nottingham, this modern end townhouse presents an excellent opportunity for those seeking a comfortable family home. One of the standout features of this property is its position on a corner plot, with a lovely view of the picturesque communal gardens at the front. The enclosed rear garden provides a safe and inviting outdoor space, ideal for children to play or for hosting summer gatherings. Additionally, the detached garage with a store adds valuable storage options, catering to all your needs.

The property boasts 2 well-proportioned bedrooms, a light and spacious lounge diner, perfect for both relaxation and entertaining. The modern Wren kitchen is nicely designed and there is useful pantry storage, the contemporary bathroom adds to the overall appeal of the home, ensuring that all essential amenities are met with style.

Convenience is key, as this townhouse is ideally located near the Queens Medical Centre and Nottingham University, making it perfect for professionals and students alike. With regular public transport links to Nottingham city centre, you will find yourself well-connected to all the amenities and attractions the city has to offer.

In summary, this modern townhouse on Forsythia Gardens is a delightful blend of comfort, convenience, and community, making it a wonderful place to call home.





## Entrance

Front access to the property is via communal gardens/walkway, with a private path to the enclosed entrance hall. UPVC door leads into the hallway with UPVC side windows, and wood effect laminate flooring, which flows into the lounge, there is a radiator with a panelled cover, wall-mounted alarm panel, carpeted stairs to the first floor and a door into the lounge

## Lounge Diner

Wood effect laminate flooring continues through the whole room, there are dual aspect UPVC windows to the front and rear, an electric feature fireplace, space for a dining table and a door that leads into the kitchen

## Kitchen

Fitted with shaker style Wren kitchen units, worktop, dual bowl stainless steel sink with mixer tap, metro tile splashback, fitted electric oven & hob, extractor hood and glass splashback, space for under counter fridge and washer, vinyl flooring and UPVC window to the rear and UPVC door into the garden. The kitchen pantry has wooden folding doors, houses the RCD board, and meters, and has space for a freezer and useful storage.

## Landing

Carpeted with access to upstairs rooms

## Bedroom 1

With wood effect laminate flooring, UPVC window to the front, radiator and storage cupboard.

## Bedroom 2

With wood effect laminate flooring, UPVC window to the rear, radiator and storage cupboard with loft access.

## Bathroom

The bathroom is finished with a modern white suite comprising of a toilet, vanity unit wash hand basin with mixer tap and bath with electric shower over and tiles around. Vinyl flooring, radiator, extractor fan and two UPVC windows to the rear. Fitted cupboard provides storage space, houses the combination boiler and has space for a dryer.

## Outside

The rear garden occupies a corner plot with lawn, mature shrubs, slabbed patio and is enclosed with timber fencing. Rear gate leads to the detached garage which has a useful store to the rear.

## Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham City - Band B

PROPERTY CONSTRUCTION: Cavity Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY:

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS:

FLOOD RISK:

ASBESTOS PRESENT:

ANY KNOWN EXTERNAL FACTORS:

LOCATION OF BOILER: Bathroom cupboard

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: E-On











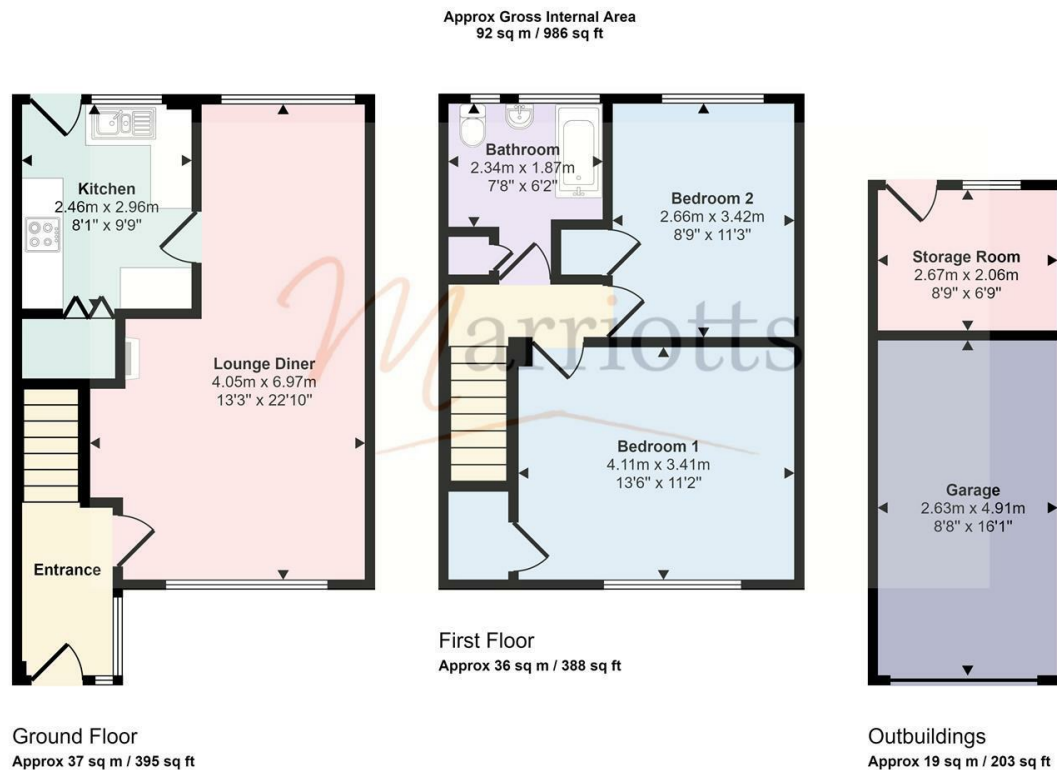
MAINS ELECTRICITY PROVIDER: E-On  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: Yes  
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION:

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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