

Lenton Avenue

The Park
Nottingham
NG7 1DX

Asking Price Of £1,175,000



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0115 841 1155



- Prestigious Park Estate
- Substantial Detached Period Residence
- Wealth of Features
- Accommodation Spanning Three Floors
- Seven Bedrooms
- Three Bath/Shower Rooms
- Elegant Entrance Hall
- Lounge with Ornamental Feature Fireplace
- Spacious Dining Kitchen/Sitting/Dining Room
- Study
- Cellars/Large Establish Garden/Garage
- Internal Area Approx. 5,000 Sqft Including Cellars
- EPC Rating E



Lenton Avenue, The Park, Nottingham, NG7 1DX

Key Features

This Victorian gem with seven bedrooms spread across two floors provides ample space for comfortable living. Each room offers its own character, and the overall design ensures a blend of historic charm and modern convenience. The private estate setting and proximity to Nottingham's City Centre and its associated amenities make it an enticing combination of tranquility and accessibility.

The property offers a well-designed layout with an elegant entrance hall, lounge featuring ample natural light, high-level ceiling and feature ornamental fireplace, spacious dining kitchen with large window, high level ceiling and a range of kitchen units and appliances. Sitting room, dining room and ground floor bathroom.

To the first floor, three bedrooms and a study feature on this level, together with bathroom including bath and spacious shower together with an additional WC.

There is a further staircase which ascends to the second floor and in turn to four further bedrooms and a bathroom.

In addition, there are commodious cellars, large established predominantly lawned garden located to the fore, pedestrian gated access and garage situated to the side.

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.



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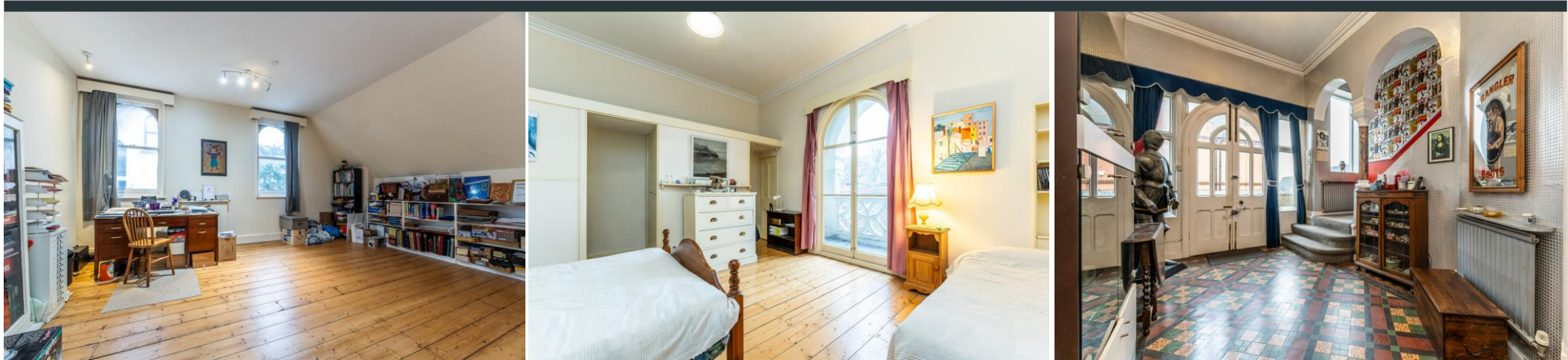


Video



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Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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