

DISTINCTIVE
HOMES
by



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31 Lenton Avenue, The Park
NG7 1DX

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£1,175,000

FHP Living are pleased to offer for sale this charming, detached residence boasting over 5,000 Sqft of space including cellars, situated in the highly regarded Park Estate. With seven bedrooms spread across two floors.





- 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 Room
- Dining Room
- Living Room
- Study
- Cellars
- Large Establish Garden
- Garage
- Internal Area Approx. 5,000 Sqft (including Cellars)
- EPC Rating E





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.

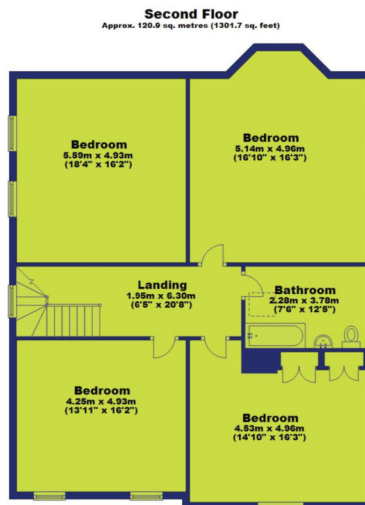
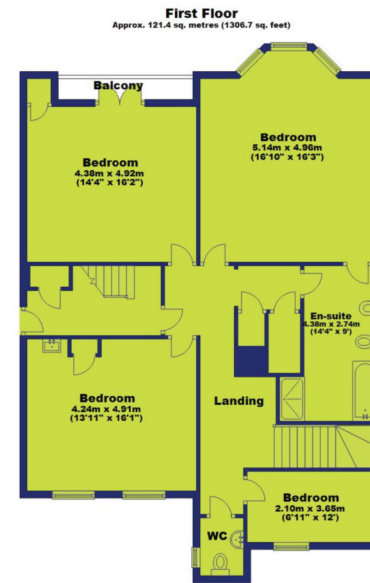
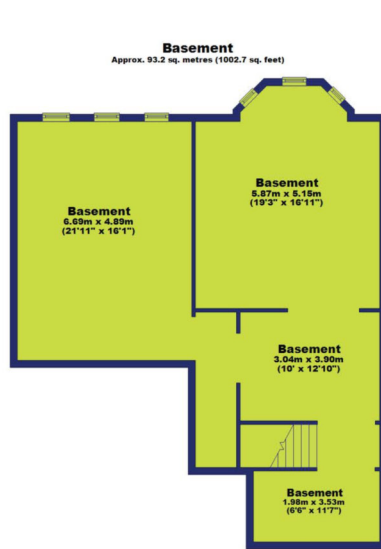
The Private Estate setting and proximity to Nottingham's City Centre and its associated amenities make it an enticing combination of tranquility and accessibility.

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. Study, sitting/dining room, and ground floor bathroom. To the first floor, three bedrooms feature on this level, together with bathroom including bath and separate shower, and 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.





Total area: approx. 496.3 sq. metres (5341.8 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

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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		80 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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Interested in this home?

Call the FHP Living Distinctive Homes Team



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



Jane Dixon
Mobile: 0115 9415931
jane@fhpliving.co.uk

T: 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham NG1 2GB