

# 33A Lenton Road

The Park  
Nottingham  
NG7 1DU

**Guide Price £275,000**



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0115 841 1155



- Two bedrooms
- Easy reach of the city centre
- Spanning over two floors
- Garage
- First floor open plan lounge/ kitchen
- Many features throughout
- Modern bathroom
- Viewing essential!
- Popular Park Estate location
- Tenure - Freehold



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## Key Features

This individual semi-detached home, located in the prestigious Park Estate on Lenton Road, offers a unique blend of character and modern convenience. The Park Estate is renowned for its tranquil setting, mature trees, and beautiful architecture, providing residents with a serene oasis just a short walk from Nottingham city centre, the iconic Nottingham Castle, and various local amenities.

Upon entering the property, you are greeted by an entrance hall that leads to two bedrooms on the ground floor, each offering comfort and versatility for either guest accommodation, a home office, or a peaceful retreat. The modern bathroom has been tastefully updated, featuring a sleek suite with fittings.

On the first floor, the home truly shines with its spacious open-plan lounge/kitchen. The room is flooded with natural light from a large picture window, offering a partial view of the surround area. This bright airy space is ideal for relaxing or entertaining. Adjacent is the modern fitted kitchen, thoughtfully designed with worktops, integrated appliances, and ample storage, making it both functional and aesthetically pleasing.

In addition to the living spaces, the property includes an attached garage, offering secure off-road parking or additional storage space. The partial renovation carried out by the current owners ensures that the home is move-in ready, with the opportunity for the new owners to further personalise the space if desired.



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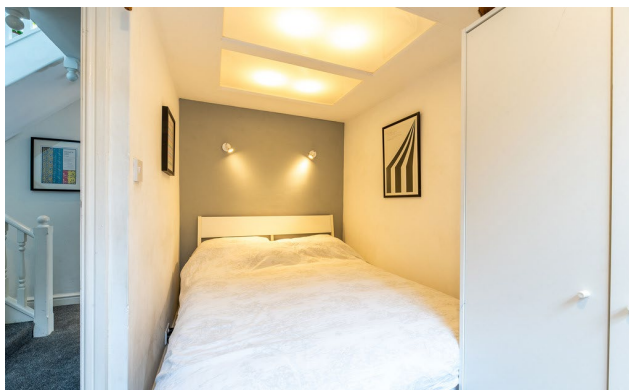


Video

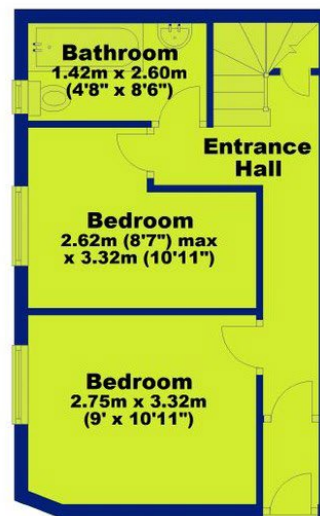


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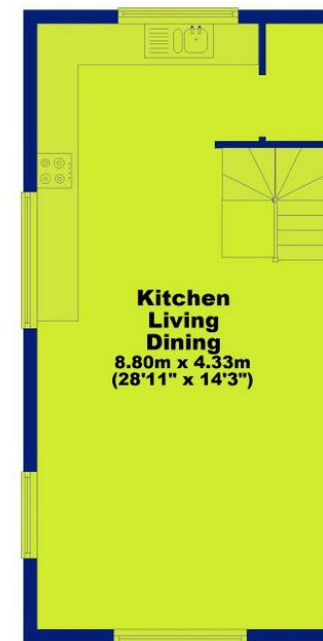
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**Ground Floor**  
Approx. 29.6 sq. metres (318.2 sq. feet)



**First Floor**  
Approx. 37.3 sq. metres (401.2 sq. feet)



**Total area: approx. 66.8 sq. metres (719.4 sq. feet)**



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### Interested in this home?

Contact the FHP Living Team on 0115 841 1155

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West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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