

DISTINCTIVE
HOMES
by



Lenton Road
The Park, NG7 1DT

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Positioned within easy reach of Nottingham's vibrant city centre, this spectacular Victorian residence offers an extraordinary opportunity to acquire a home of grace and scale. Enjoying easy access to many of the city's bars, restaurants, transport links, and the city's historic castle, the property perfectly combines heritage charm with modern-day luxury.

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Situated over three expansive floors and extending to around 5,000 square feet, this imposing attached home showcases an abundance of period details and modern charm, from high ceilings and cornicing to beautiful parquet flooring in part and elegant bay windows, all thoughtfully enhanced by sympathetic modern upgrades.

The entrance vestibule opens into a grand reception hall, setting the tone for the home's sense of scale and refinement. Here, intricate parquet flooring, decorative cornicing, and a leaded feature window combine to create a warm and welcoming ambience. A cloakroom/WC and built-in storage cupboard provide practical touches.

The drawing room is an elegant formal space, a perfect setting for entertaining, with its soaring ceiling, ornate detailing, and large shallow bay window that bathes the room in natural light.

At the heart of the home lies the bespoke kitchen, a blend of classic and modern in style. A large central island, integrated appliances, and ample workspace make it ideal for family life and entertaining alike. The parquet flooring continues through to a semi open-plan living area, where a deep bay window with French style doors opens onto the rear terrace and garden, creating a seamless connection between indoor and outdoor living. A generous utility room completes this level, offering further functionality and storage.





A spacious landing, illuminated by a large feature window, leads to four well-proportioned double bedrooms. The principal suite is a true sanctuary featuring a luxurious en-suite bathroom with a roll-top bath and separate shower, evoking classic elegance and relaxation. The remaining bedrooms on this floor are equally impressive, each boasting generous proportions and characterful detail.

The top floor provides exceptional flexibility, comprising three additional double bedrooms, a study or home office, a storage room, and a modern shower room. This level offers ample space for guests, teenagers, or multi-generational living, and could easily adapt to suit a variety of lifestyle needs.

The basement (approximately 19ft x 15ft) offers additional versatile space.

To the front, a small forecourt provides off-road parking, while to the rear lies a delightful, mature garden, a private haven featuring a sun terrace, lawns, and a variety of established shrubs and small trees. This tranquil space is perfect for outdoor dining, entertaining, or simply relaxing in peaceful surroundings.

This exceptional Victorian residence represents an opportunity to acquire one of Nottingham's distinguished period homes. Offering over 5,000 sq. ft. of versatile accommodation, it effortlessly blends timeless elegance with modern convenience, all within minutes of the city centre.







Total area: approx. 500.9 sq. metres (5391.7 sq. feet)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	76 C
39-54	E		
21-38	F		
1-20	G		

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Interested in this home?

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