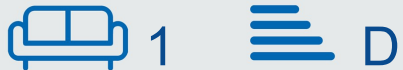


# North Road

The Park  
Nottingham  
NG7 1AG

Guide Price £299,950



0115 841 1155



- Period conversion
- Two bedrooms
- Large lounge
- Spacious interior
- Viewing essential!
- Gated ground floor apartment
- Two modern bathrooms
- Dining kitchen
- Parking space
- Tenure - Leasehold



0115 841 1155

## North Road, The Park, Nottingham, NG7 1AG

### Key Features

Lace Maker's House is a charming period conversion positioned on the edge of Nottingham's highly regarded Park Estate, combining characterful architecture with contemporary living.

Converted around the turn of the century, this well-presented ground-floor apartment offers an appealing opportunity for buyers seeking a home rich in heritage while benefiting from modern comforts.

The spacious lounge forms the heart of the apartment, flooded with natural light from large windows and providing a warm, welcoming space to relax or entertain.

A generously proportioned dining kitchen is fitted with a range of modern units and integrated appliances, making it perfectly suited to both everyday living and hosting guests.

The principal bedroom is accessed directly from the lounge and offers a peaceful retreat, complete with a modern en-suite bathroom. A particularly rare feature for the area, the bedroom also enjoys direct access to a private courtyard, an enviable addition seldom found in comparable apartments within The Park Estate.

A separate guest bathroom is located on the ground floor, while the second bedroom sits on the upper level, accessed via a staircase from the inner hallway. This flexible space is ideal for visiting guests, a home office, or additional living accommodation, benefitting from excellent privacy and separation.

Further advantages include a useful cellar providing additional storage potential, along with a secure gated parking space for one vehicle.

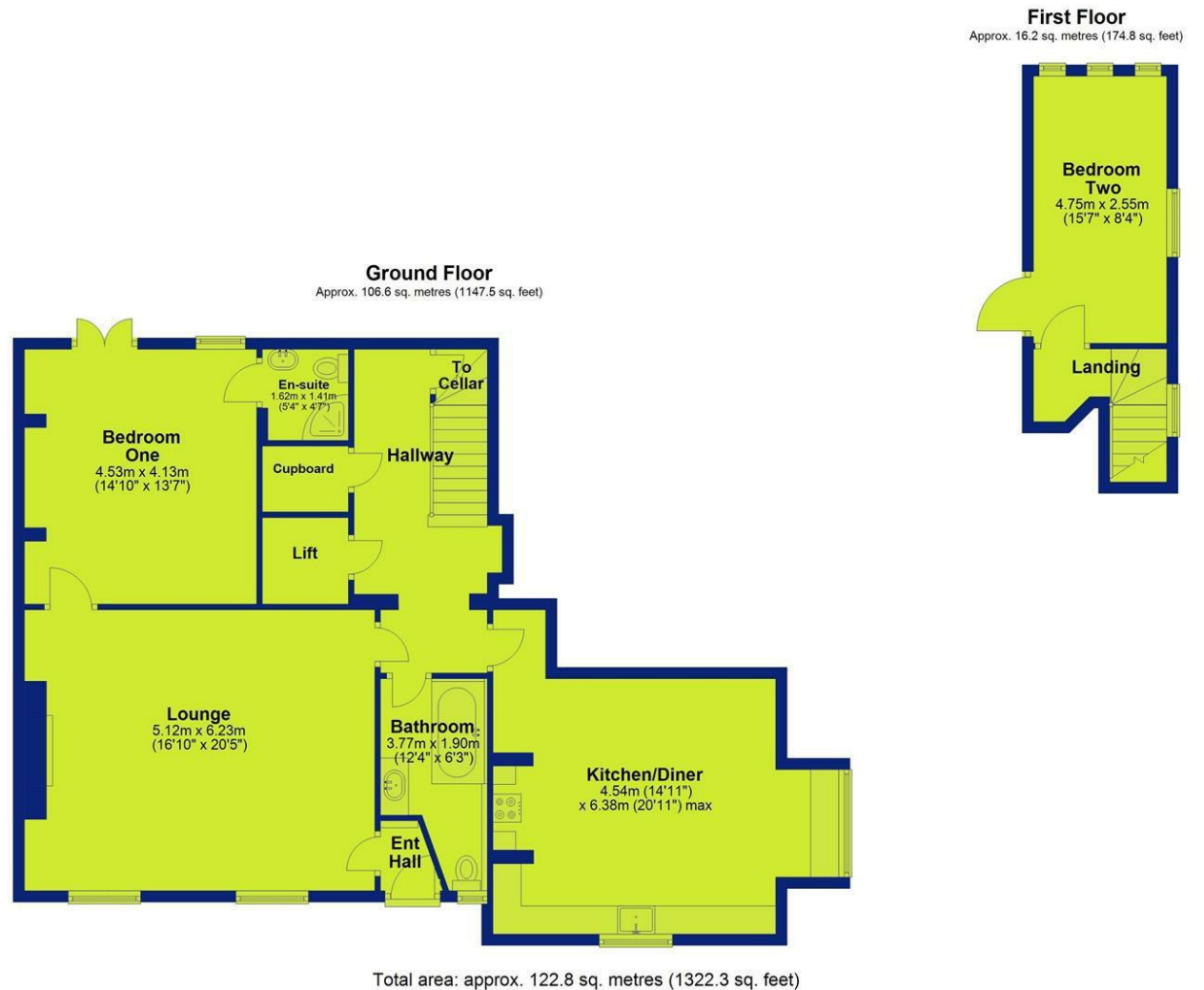
Overall, Lace Maker's House presents a delightful blend of period charm and modern convenience, set on the fringe of one of Nottingham's most prestigious and sought-after locations.





0115 841 1155

North Road, The Park, Nottingham, NG7 1AG





0115 841 1155

North Road, The Park, Nottingham, NG7 1AG

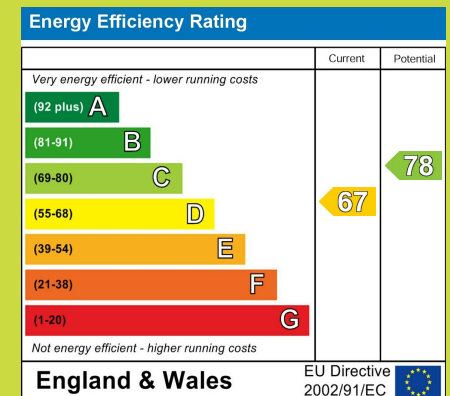


## *Interested in this home?*

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



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.