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**DavidJames**  
the estate agent

**Ingham Grove, Lenton, Nottingham, NG7 2LQ**

**Offers In The Region Of £450,000**

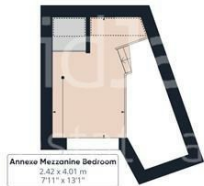
# About This Property

We are pleased to present this 4 bedroom detached family home which offers the benefit of an additional self-contained annex, offered to the market with no upward chain! Situated in Lenton, the property sits a short walk from QMC with an easy commute available into the city centre via frequent bus and tram links. The accommodation itself comprises a spacious lounge with French doors to the garden, an entrance hall with WC, a breakfast kitchen with integrated double electric oven and hob and a separate dining room which has previously been utilised as a bedroom given the adjoining shower room. Upstairs there are four generous bedrooms, all enjoying useful storage, complemented by a family bathroom with white three piece suite. Outside, the superb enclosed rear garden is mostly lawned with established planting and access to a useful utility room. Towards the front, a garage and driveway provide off-street parking for multiple vehicles. There is also an adjoining annex flat with the potential to generate short-stay rental income, consisting of an entrance hall, lounge, kitchen, bathroom with three piece suite and a mezzanine bedroom. Viewing highly recommended - a truly unique opportunity!

- Detached family home with self-contained annex
- Bright and spacious lounge with French doors
- Separate versatile dining room with adjoining shower room
- Fantastic modern kitchen with integrated appliances and separate utility room
- Entrance hall with cloakroom/WC
- First floor family bathroom/WC
- Self-contained annex providing potential rental income or independant secondary living space
- Superb established garden
- Driveway and garage provide off-street parking
- Ideal for access to QMC with frequent bus and tram links to the city nearby







**Floor 2**



**Approximate total area<sup>(1)</sup>**

184.65 m<sup>2</sup>  
1987.60 ft<sup>2</sup>

**Reduced headroom**

1.78 m<sup>2</sup>  
19.21 ft<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Council Tax Band: D**  
**Nottingham City Council**  
**Freehold**

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