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estates

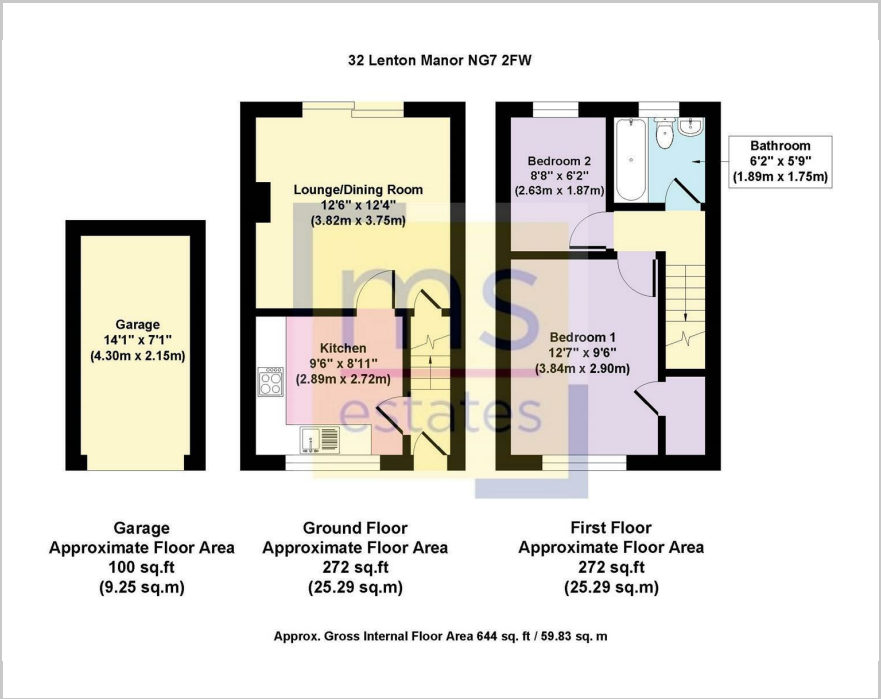
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32 Lenton Manor, Nottingham, NG7 2FW

£175,000

2 1 1 C

Floor Plan



Area Map



- Two-Bedroom Modern House – Well-proportioned modern home in a desirable cul-de-sac setting.
- Move-In Ready Condition – Recently redecorated with neutral, fresh finishes throughout.
- New Roof – Peace of mind for buyers with a replaced roof in 2020.
- Separate Lounge & Kitchen – Practical layout offering distinct living and cooking spaces.
- Private Rear Garden – Enclosed outdoor area ideal for relaxing or entertaining.
- Garage En Bloc – Secure parking or extra storage included with the property.
- Energy Efficient – Complete with gas central heating and double-glazed windows.
- Prime Nottingham Location – Situated close to the QMC, University of Nottingham, and City Centre.
- Private Exclusive Development – Quiet, well-maintained residential setting.
- Versatile Appeal – Perfect for first-time buyers, investors, or as a convenient city pied-à-terre.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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