



---

3 Bed House - Townhouse

71 Lenton Manor  
Nottingham  
NG7 2FP

£1,550 Per Calendar Month

---

**Fletcher**  
& Company

# 71 Lenton Manor Nottingham NG7 2FP



- Available Immediately • Fully Furnished Three Bedroom Property • Re-Decorated Throughout With New Flooring • New Kitchen & Bathroom • Off Road Parking For Two Vehicles • Fast Access To The City And Major Road Networks • Sensor Lighting For Convenience • Fantastic Local Amenities & Transport Links • Long Term Lets • See 2&3D Property Tour

Available immediately, this beautifully presented three-bedroom mid-town house is situated in a popular and convenient residential location and offers well proportioned accommodation arranged over three floors. Ideally positioned within walking distance of The Queens Medical Centre and The University of Nottingham, the property benefits from excellent access to a wide range of local amenities including shops, public houses, restaurants, healthcare facilities and strong transport links.

The property benefits from UPVC double glazing and gas central heating, and has been thoughtfully redecorated throughout. Recent improvements include a newly fitted kitchen and family bathroom, while the home is offered furnished to a good standard, making it ready for immediate occupation.

The internal accommodation briefly comprises an entrance hall providing access to a ground floor WC and bedroom three. This versatile space could also serve as a home office, guest bedroom or additional reception room and features French doors opening onto the rear garden. Stairs rise to the first floor landing where doors lead to a spacious living room positioned to the front aspect and a contemporary newly fitted kitchen to the rear, complete with a range of wall and base units, work surfaces and tiled splashbacks.

To the second floor are two further double bedrooms alongside the family bathroom, which incorporates a three-piece suite comprising bath with shower over, wash hand basin and WC. Additional storage is available via an airing cupboard, and triple glazing has been installed in selected areas of the property for enhanced comfort/ efficiency.

Further benefits include modern spotlights throughout and sensor-activated lighting

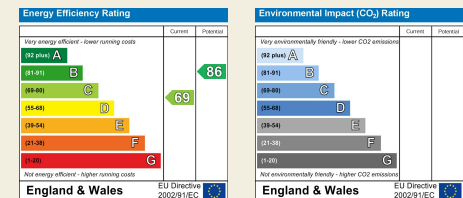




Duffield House  
 Town Street  
 Duffield  
 Derbyshire  
 DE56 4GD

T: 01332 843390

E: [duffield@fletcherandcompany.co.uk](mailto:duffield@fletcherandcompany.co.uk)  
[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Fletcher  
 & Company