MULBERRY - LANE
ESTATE & LETTING AGENCY









38 Kentwood Road, Nottingham, NG2 4FL

£925 Per month

- 3 Double Bedroom Mid Terrace Property
- Double Glazing
- Two Reception Rooms
- Local Amenities Nearby
- EPC C
- Three Storey
- Gas Central Heating
- Downstairs Bathroom
- Great Transport Links
- Council Band A

Howard One Howard Street, Nottingham, NG1 3LT
01157042554
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www.mulberrylane.co.uk

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Mulberry Lane are delighted to offer this three-bedroom, three storey, mid-terraced home situated in the sought after area of Sneinton.
Available October.

Offering fantastic city centre links and local amenities nearby making this a perfect property for working professionals and families.

On the ground floor the property offers two large reception room and a modern kitchen fitted with white goods. and the family bathroom.
On the first floor the property offers two bedrooms and the third double bedroom is on the second floor.

Further features is a cellar
Small garden at the back of the property.
Street Parking

The accommodation is in a good location for local amenities, schools and public transport with council tax band A with the local authority being Nottingham City Council.
EPC C

3 1 2 E

Council Tax Band: A







Property Description
Spacious 3/4 Bedroom Edwardian Home – Excellent Location Close to Nottingham City Centre

Recently refurbished and offering spacious, flexible accommodation, this attractive 3/4 bedroom Edwardian mid-terraced home on Kentwood Road is ideally positioned within easy walking distance of Nottingham City Centre and its many shops, restaurants, entertainment venues and attractions.

The property benefited from an extensive refurbishment programme in October 2025, creating a comfortable and well-presented home while retaining the generous proportions associated with an Edwardian property.

The location provides excellent access to many of Nottingham's best-known destinations, including Nottingham Castle, theatres and museums, Motorpoint Arena, Trent Bridge Cricket Ground, the City Ground and Meadow Lane football stadiums. Local shops and amenities are also within walking distance, with convenient bus services providing easy connections across the city.

The accommodation is particularly versatile. The front reception room can be used as a fourth bedroom, dining room or home office, depending on the needs of the occupants. There is also a spacious separate lounge providing plenty of room for relaxing and entertaining.

The kitchen has been recently fitted and comes equipped with a tall fridge/freezer, washing machine and cooker, providing a practical, modern space for everyday living.

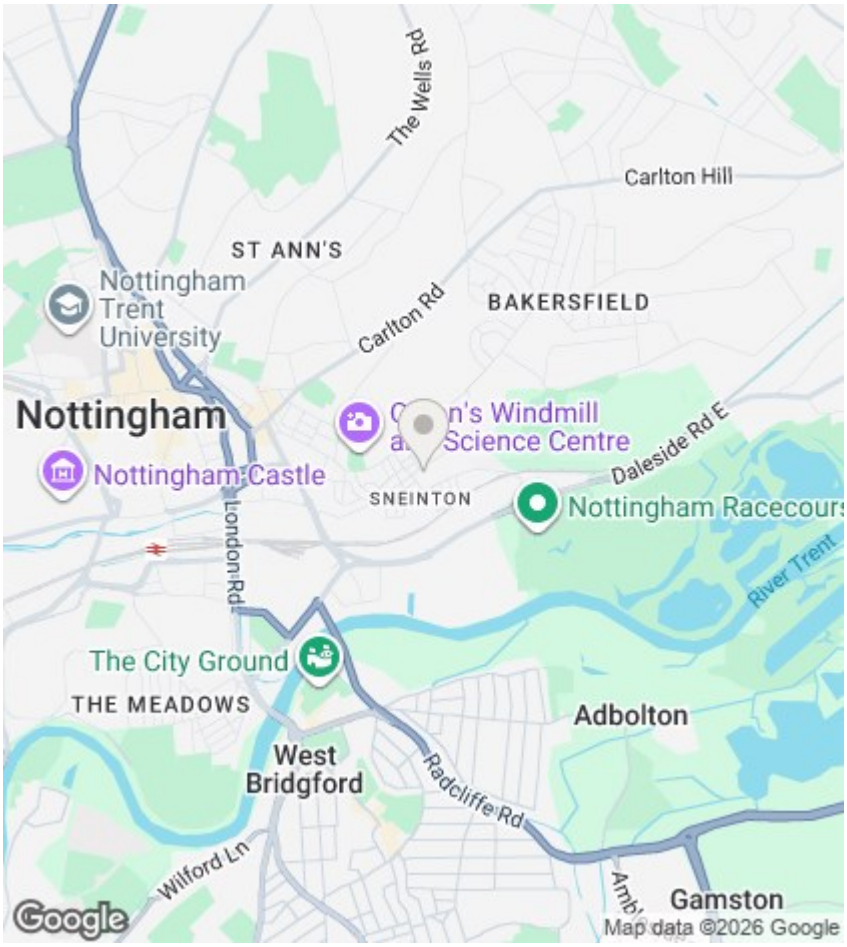
Also on the ground floor is the bathroom, while a useful two-room split cellar, accessed from the lounge, provides additional below-street-level storage space.

On the first floor are two well-proportioned bedrooms, with a further bedroom situated on the second floor, giving the property three dedicated bedrooms plus the option of using the front reception room as a fourth.

Outside, the property benefits from a low-maintenance concreted rear yard, offering a convenient outdoor space for seating and summer BBQs. Free on-street parking is also available in the surrounding area.

The property is managed by an experienced landlord with approximately 30 years of property-letting experience, supported by an established team of tradespeople for maintenance and repairs and working closely with Mulberry Lane Lettings to provide a responsive management service.

With its combination of generous accommodation, flexible 3/4 bedroom layout, recent refurbishment and convenient location close to Nottingham City Centre, 38 Kentwood Road offers an excellent opportunity for tenants looking for a spacious and well-maintained home in a highly accessible location.



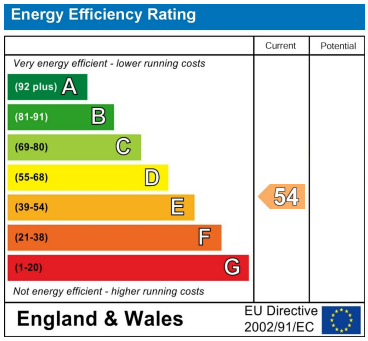
Directions

Viewings

Viewings by arrangement only. Call 01157042554 to make an appointment.

EPC Rating:

E



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