

ms
estates

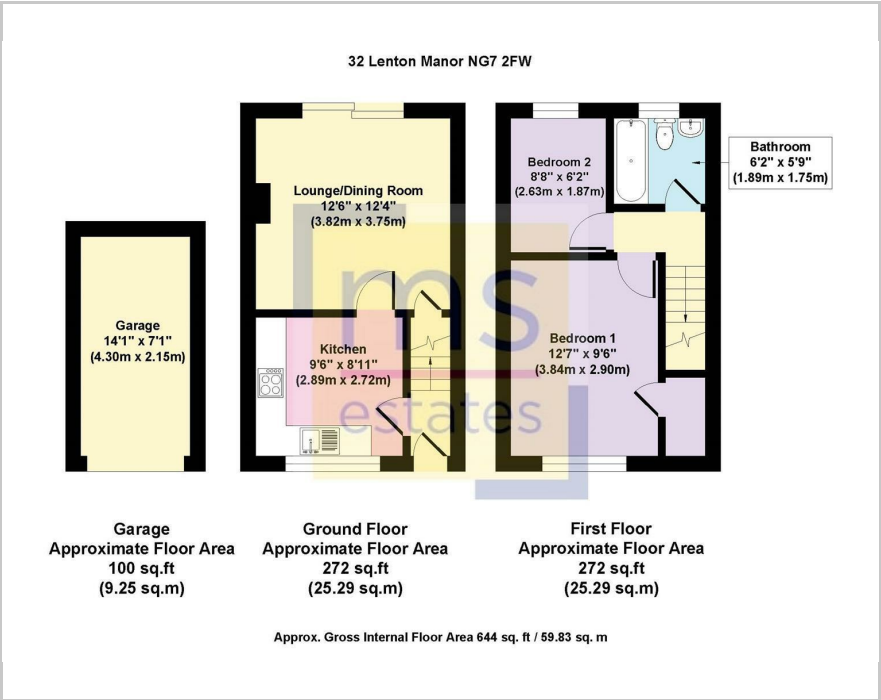
ms
estates

32 Lenton Manor, Nottingham, NG7 2FW

£175,000



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		89
(81-91) B		
(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	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.