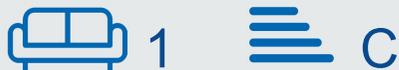


# Lenton Avenue

The Park  
Nottingham  
NG7 1DX

Guide Price £365,000



0115 841 1155



- Modern multi-level home finished to a high standard throughout
- Contemporary kitchen with integrated appliances and balcony access
- Three further well-proportioned bedrooms across the upper floor
- Private balcony with wooden decking and metal guard rail
- EPC Band C / Council Tax Band D
- Spacious open-plan kitchen, lounge and dining area ideal for entertaining
- Principal bedroom with fitted storage and stylish en-suite shower room
- Modern family bathroom with freestanding bath and separate shower
- uPVC double glazing, Karndean flooring, downlights and radiators throughout
- Freehold



0115 841 1155

## Lenton Avenue, Nottingham, NG7 1DX

### Key Features

This beautifully presented and versatile home is arranged over multiple levels and finished to a high standard throughout. Upon entry, you are welcomed by a bright and spacious hallway featuring Karndean flooring and a radiator, setting the tone for the quality found throughout the property.

The principal bedroom benefits from uPVC double glazed patio doors, stylish Karndean flooring, fitted cupboard units and contemporary downlighting. The adjoining en-suite is finished with Karndean flooring and spotlights, comprising a low-level WC, wash basin with mixer tap, a single enclosed shower, heated towel rail and extractor fan.

A carpeted landing provides access to the impressive open-plan kitchen, lounge and dining area via double doors. This superb living space offers ample room for both relaxing and entertaining, enhanced by Karndean flooring, downlights, radiators and double glazed uPVC windows. uPVC patio doors open out onto a balcony, allowing plenty of natural light to flow through.

The modern kitchen is well equipped with roll-edge work surfaces, fitted wall and base units, a stainless-steel sink and a range of integrated appliances including an electric oven, hob with stainless-steel extractor, slimline dishwasher, washing machine and fridge/freezer. A further uPVC patio door leads directly onto the balcony, which is finished with wooden decking and a metal guard rail—ideal for outdoor seating.

The upper floor offers additional well-proportioned bedrooms, all benefiting from double glazed uPVC windows and radiators, with a combination of carpeted and Karndean flooring. A further landing connects the bedrooms and bathroom.

The contemporary bathroom is fitted with tiled flooring and spotlights, featuring a concealed cistern WC, wall-mounted wash basin with mixer tap, a freestanding bath, a separate enclosed shower, heated towel rail, extractor fan and a double glazed uPVC window.

Overall, this property offers generous living accommodation, modern finishes throughout and excellent indoor-outdoor flow, making it an ideal home for families or professionals alike.





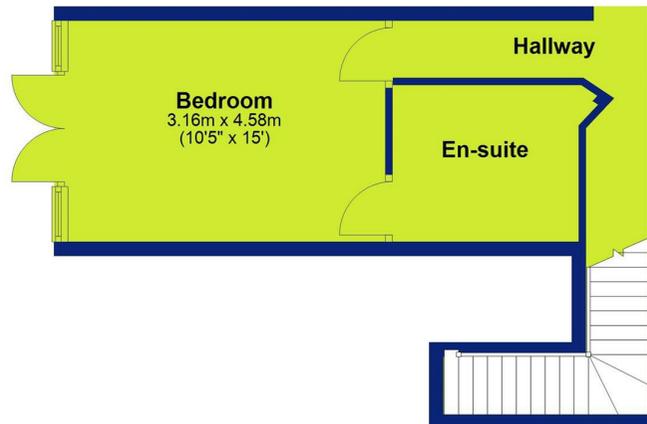
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## Lenton Avenue, Nottingham, NG7 1DX



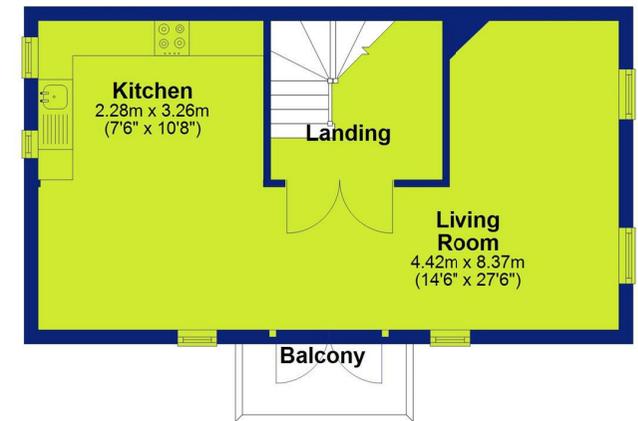
### Ground Floor

Approx. 30.4 sq. metres (327.3 sq. feet)



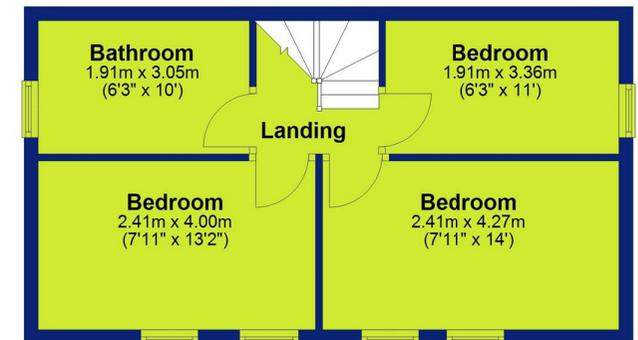
### First Floor

Approx. 37.0 sq. metres (398.2 sq. feet)



### Second Floor

Approx. 37.0 sq. metres (398.2 sq. feet)



Total area: approx. 104.4 sq. metres (1123.7 sq. feet)



0115 841 1155

Lenton Avenue, Nottingham, NG7 1DX



### *Interested in this home?*

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

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

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Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.