DISTINCTIVE HOMES by fhp·living

Lenton Avenue

Nottingham, NG7 1DX

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Situated within the prestigious Park Estate and within easy reach of Nottingham city centre, this elegant residence enjoys a superb location with an array of shops, bars, restaurants, entertainment venues and excellent transport links nearby.

The property forms part of an elegant Victorian residence that has been sympathetically converted into three individual apartments, with this particular home occupying both the ground and lower ground floors, offering generous and versatile accommodation throughout.

Upon entering the building, a delightful Minton tiled communal entrance hall with sweeping pillared staircase immediately sets the tone for the character and charm found within the home. The apartment itself offers a private entrance hall which leads through to a spacious and inviting lounge. This elegant room benefits from large double-aspect windows that flood the space with natural light, while the tall ceilings, and cornicing enhance its sense of grandeur.

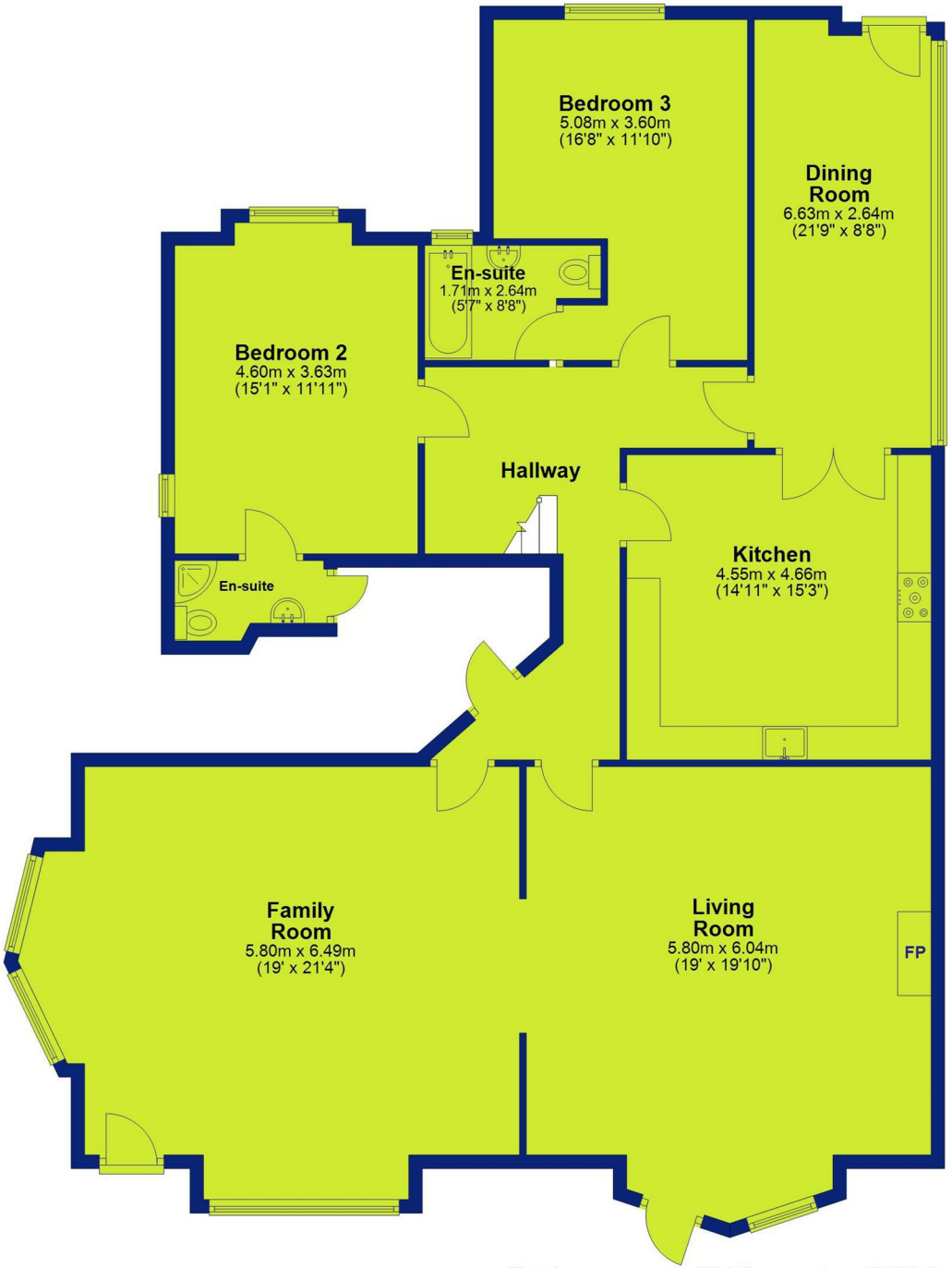
The lounge flows seamlessly into a further reception room, ideal as a formal dining room or additional living space. This room continues the period theme with high ceilings, cornicing, ornamental fireplace, and a large window overlooking the garden, creating a bright and pleasant setting for entertaining.

Adjacent to the dining area is the dining kitchen, fitted with a range of units complemented by worktops and integrated appliances providing practicality. Beyond the kitchen, a large rear vestibule offers an additional light-filled space that could serve a variety of uses.

The accommodation includes three bedrooms arranged over two floors. On the ground floor are two well-proportioned guest bedrooms, each benefiting from its own en-suite facilities, providing comfort and privacy for visitors or family members. The principal bedroom occupies the lower ground floor and offers a peaceful retreat, featuring a French-style door opening onto a private enclosed courtyard which allows natural light. This bedroom also enjoys the convenience of a modern en-suite bathroom.

Externally, the property benefits from a large garage as well as an established garden. The garden is laid mainly to lawn and bordered by mature bushes and shrubbery, creating a pleasant outdoor setting.

Ground Floor
Approx. 176.4 sq. metres (1898.3 sq. feet)



First Floor
Approx. 32.9 sq. metres (354.3 sq. feet)

Outbuilding
Approx. 21.9 sq. metres (236.0 sq. feet)

Total area: approx. 231.2 sq. metres (2488.6 sq. feet)

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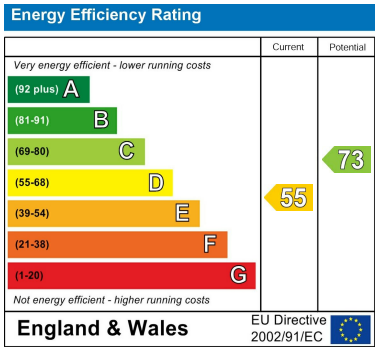

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Interested in this home?

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