


Lenton Avenue

The Park
Nottingham
NG7 1DX

Offers Over £1,500,000



- Prestigious Park Estate location, close to Nottingham city centre and amenities.
- Impressive Victorian detached home with exceptional period charm.
- Elegant interiors with high ceilings, Minton tiles and original features.
- Contemporary kitchen with granite worktops, utility room and cellar.
- Three spacious reception rooms including a drawing room with wood burner.
- Principal suite with luxury en-suite, plus five further double bedrooms.
- Landscaped gardens with pond, terrace and courtyard.
- Attached garage and a superb blend of character and modern living.
- EPC Band D / Council Tax Band G
- Tenure - Freehold

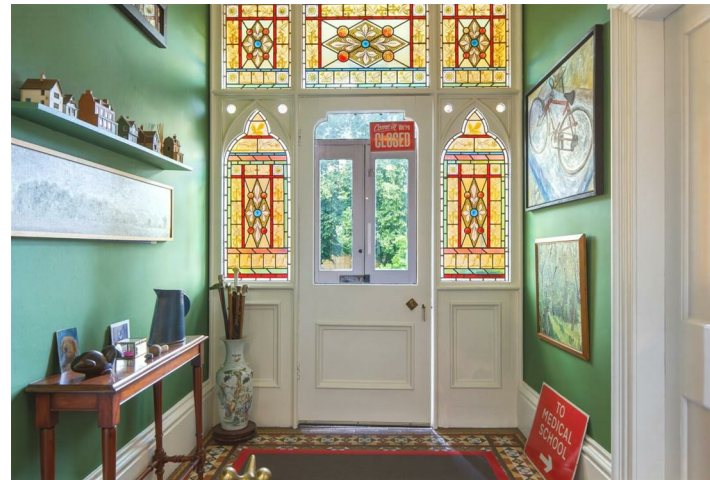
 0115 841 1155

Lenton Avenue, The Park, Nottingham, NG7 1DX

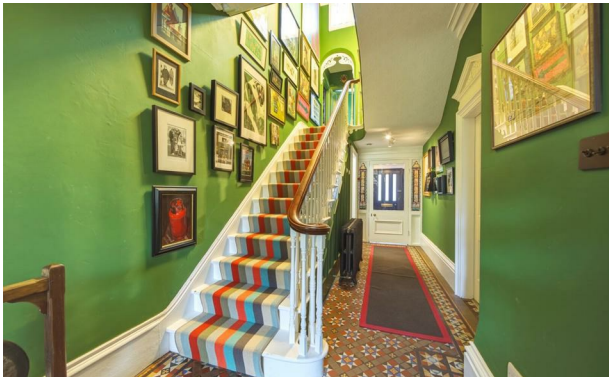
Key Features

Situated within the prestigious Park Estate, one of Nottingham's most exclusive and sought-after locations, this impressive Victorian residence offers an exceptional combination of period grandeur, character, and contemporary living. With easy access to Nottingham city centre, its extensive range of shops, bars, restaurants, transport links, railway station, and the iconic Nottingham Castle, this remarkable home must be viewed to be fully appreciated.

Approached through mature gardens from Hardwick Road, the property immediately impresses with its striking architecture and elegant presentation. Stone steps rise via the garden to double entrance doors, opening into a vestibule featuring a Minton tiled floor and coloured stained glass windows. Beyond lies a welcoming entrance hall, rich in period detail, with high ceilings, cornicing, decorative features, traditional skirting boards, and a finned radiator, all contributing to the home's timeless charm.



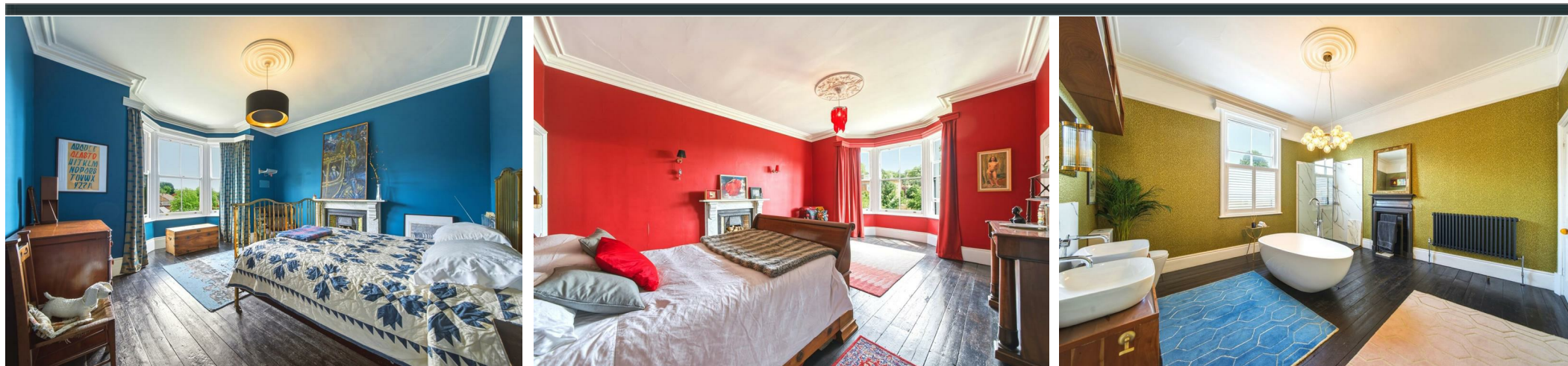
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0115 841 1155

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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) A			
(81-91) B			81
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

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.