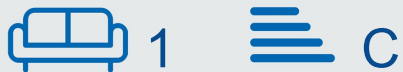


Lenton Avenue

The Park
Nottingham
NG7 1DX

Offers Over £349,995



- 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

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Lenton Avenue, Nottingham, NG7 1DX

Key Features

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.

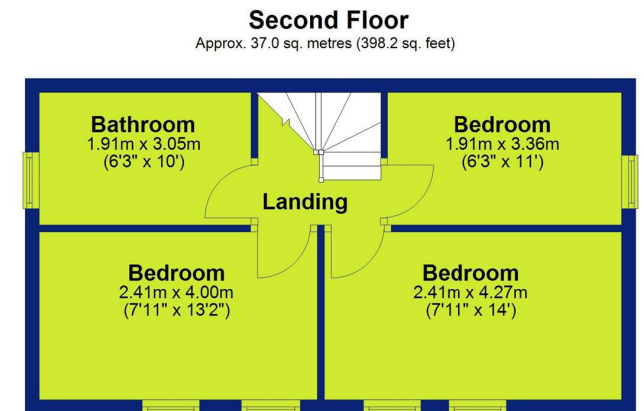
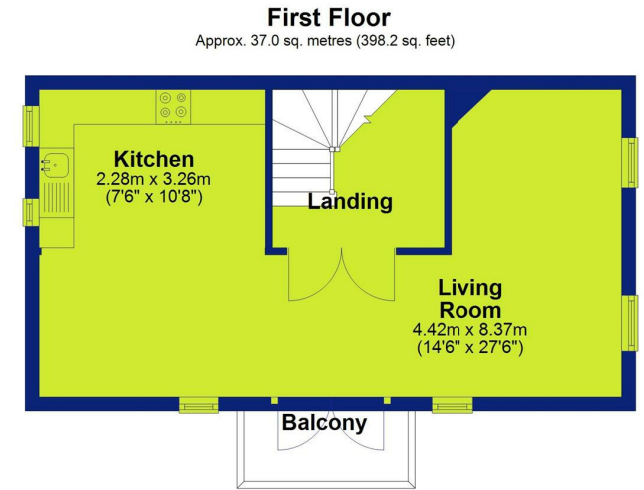
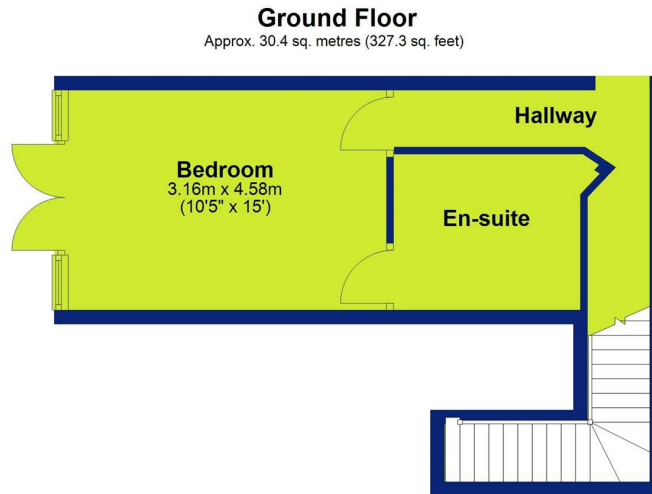
The upper floor offers additional well-proportioned bedrooms, all benefiting from double glazed uPVC windows and radiators, with a combination of carpeted and Karndean flooring. A further landing connects the bedrooms and bathroom.

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.



Lenton Avenue, Nottingham, NG7 1DX

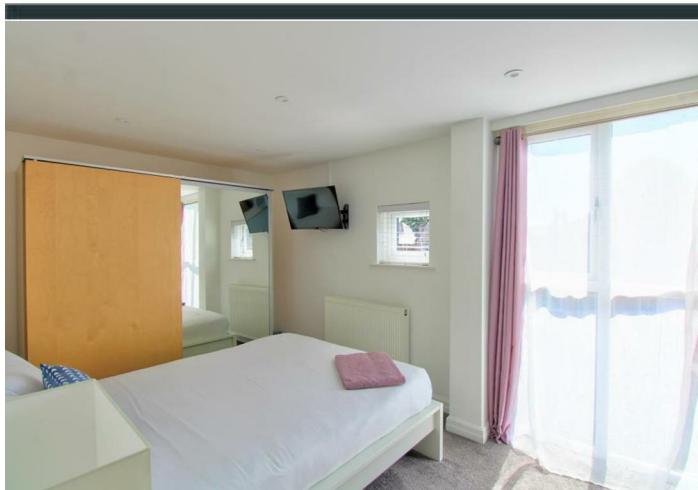


Total area: approx. 104.4 sq. metres (1123.7 sq. feet)



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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			
(69-80) C		69	80
(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 	

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