

# Lenton Road

The Park  
Nottingham  
NG7 1DT

Offers Over £1,399,999



0115 841 1155



- Impressive Victorian residence offering over 5,000 sq. ft. of elegant accommodation across three floors
- Grand reception hall with parquet flooring, decorative cornicing, and feature leaded window
- Bespoke kitchen with central island, integrated appliances, and open-plan living area leading to garage
- Luxurious principal suite featuring a roll-top bath, separate shower, and classic styling
- EPC Band D / Council Tax Band G
- Prime location within easy reach of Nottingham city centre, bars, restaurants, and historic landmark
- Elegant drawing room with high ceilings, ornate detailing, and a large bay window
- Seven spacious double bedrooms plus study/home office and ample storage throughout
- Private rear garden with sun terrace, mature planting, and off-road parking to the front
- Freehold



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## Lenton Road, The Park, Nottingham, NG7 1DT

### Key Features

Positioned within easy reach of Nottingham's vibrant city centre, this spectacular Victorian residence offers an extraordinary opportunity to acquire a home of grace and scale. Enjoying easy access to many of the city's bars, restaurants, entertainment venues, transport links, and the city's historic castle, the property perfectly combines heritage charm with modern-day luxury.





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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) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (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  |           |

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.