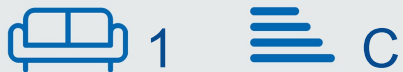


Lenton Road

The Park
Nottingham
NG7 1DP

Offers Over £325,000



 0115 841 1155



- Prestigious location within The prestigious Park Estate
- Conveniently located near transport links and Nottingham train station
- Welcoming entrance hall with tiled flooring
- Stylish modern classic shaker-style kitchen with appliances
- Principle bedroom with en-suite shower room & Stylish modern bathroom
- Easy access to Nottingham city centre, shops, bars, restaurants, and entertainment venues
- Gated and walled frontage offering privacy and character
- Bright and spacious lounge with large bay window
- Versatile additional reception room/guest bedroom/home office
- Direct access from the bedroom to the courtyard style garden



0115 841 1155

Lenton Road, The Park, Nottingham, NG7 1DP

Key Features

Situated in the prestigious Park Estate, this beautifully presented home enjoys easy access to Nottingham's vibrant array of shops, bars, restaurants, entertainment venues, excellent transport links, Nottingham train station, and the iconic Nottingham Castle

Nestled on Lenton Road behind a gated entrance and charming walled frontage, the property welcomes you through a handsome red door into an inviting entrance porch and hallway with tiled flooring. The spacious lounge features a large bay window, flooding the room with natural light and creating a warm, airy atmosphere. This flows seamlessly into an attractive shaker-style kitchen fitted with appliances and further enhanced by an abundance of natural light.

Beyond the kitchen is a versatile additional room, ideal for use as a guest bedroom, snug, home office, or light-filled sitting room. The main bathroom, accessed from the hallway, offers a stylish classic feel with a freestanding bath and elegant finishes.

The principal bedroom benefits from a modern en-suite shower room and steps leading directly out to the delightful landscaped courtyard style garden. South-easterly facing, the garden is perfectly positioned to enjoy the summer sunshine, creating a wonderful outdoor retreat.





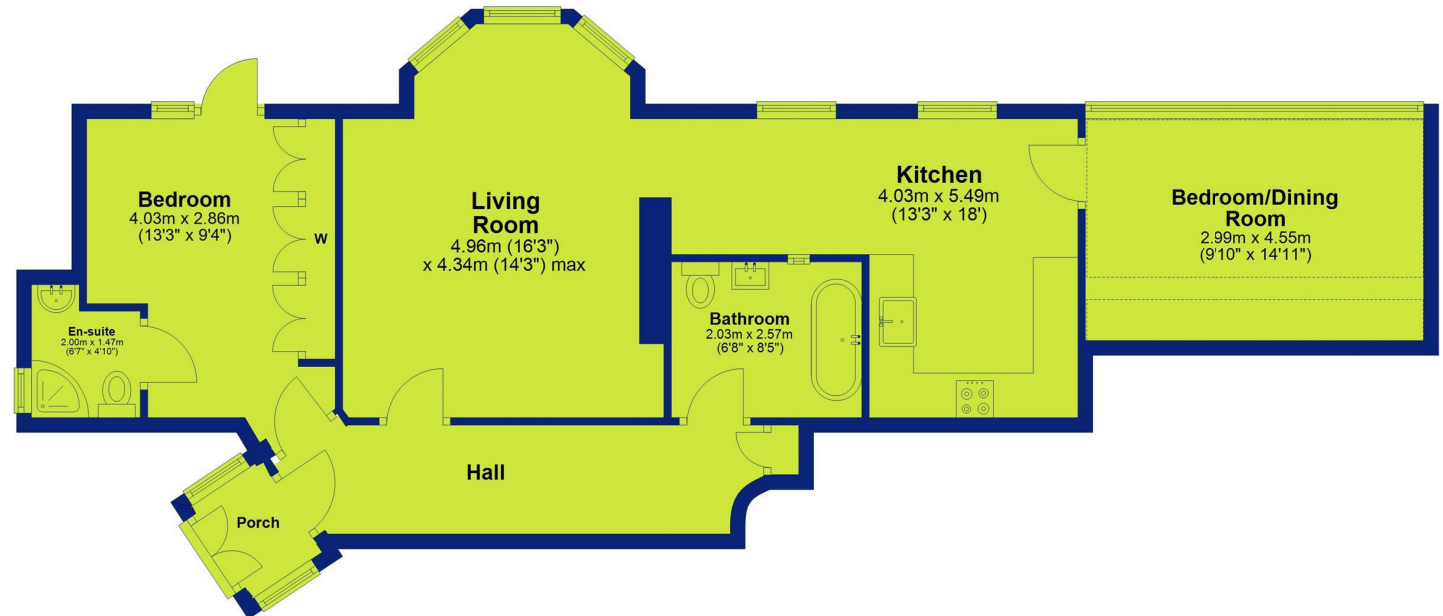
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Lenton Road, The Park, Nottingham, NG7 1DP



First Floor

Approx. 84.4 sq. metres (908.4 sq. feet)



Total area: approx. 84.4 sq. metres (908.4 sq. feet)

Storage area on lower ground floor is 62.9m²
Plan produced using PlanUp.



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Lenton Road, The Park, Nottingham, NG7 1DP



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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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.