

DISTINCTIVE  
HOMES  
by



Lenton Avenue

The Park, NG7 1DX

# Lenton Avenue

The Park, NG7 1DX

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.





The elegant lounge benefits from a deep ornamental bay window and additional side windows, flooding the room with natural light. Original features include high ceilings, period cornicing, a picture rail, wooden floor, and a grand decorative fire surround.

Flowing seamlessly from the lounge is the contemporary kitchen, fitted with an attractive range of units complemented by granite work surfaces and integrated appliances, including a gas hob, larder fridge, and dishwasher. The kitchen retains the property's character with wooden flooring and a high-level ceiling while providing access to the utility room and cellar.

Two further reception rooms enhance the home's spacious and versatile accommodation. The drawing room features a large bay window flooding the room with natural light, a marble fireplace surround with a wood-burning stove, an ornate ceiling rose, and decorative cornicing. The sitting room is equally charming, offering a period fireplace, picture rails, cornicing, and a high-level ceiling.

A rear porch with tiled flooring provides access to the rear entrance onto Lenton Avenue, alongside a convenient cloakroom/WC.

The impressive first-floor landing is filled with light and colour, featuring a partial galleried area, a stained glass window, and period cornicing. Accommodation on this floor includes a stylish family bathroom with separate shower and bath, together with a separate WC.





The magnificent principal bedroom is generously proportioned and showcases a wooden floor, an ornamental period fireplace, and period cornicing. It is complemented by a luxurious en-suite bathroom featuring a freestanding bath, contemporary shower, twin wash basins with vanity unit, and an abundance of natural light.

A substantial guest bedroom also enjoys a large bay window, wooden floor, decorative fireplace with tiled inserts and hearth, and elegant detailing. An inner landing leads to a spacious walk-in dressing room, offering extensive storage, together with an additional adjacent storage cupboard.

A further staircase rises to a second-floor landing illuminated by a stained-glass window. From here, access is provided to a delightful viewing room offering a pleasant outlook over the surrounding area.

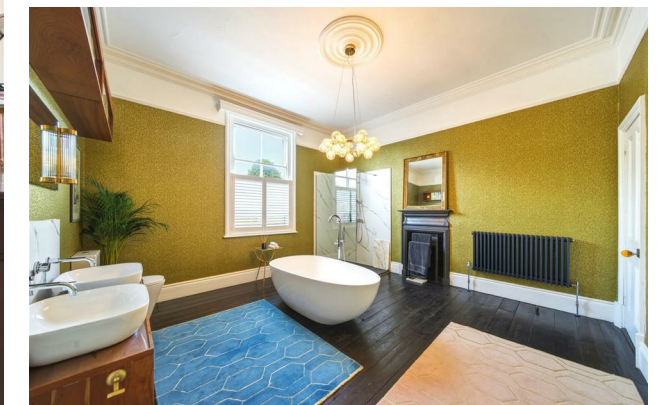
This floor accommodates four further double bedrooms, all generously sized and filled with natural light. Two retain attractive ornamental fireplaces, while a modern shower room serves this level.

Outside, the mature front garden facing Hardwick Road is beautifully landscaped with lawns, established trees, shrubs, and bushes. An elevated terrace provides an attractive entertaining area, complemented by dwarf hedging and a charming pond.



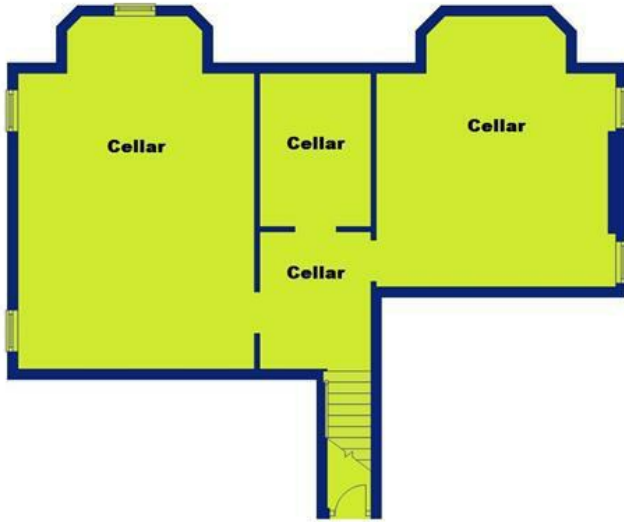
To the rear, there is a private gated courtyard and a garage providing valuable off-street parking and storage.

Rich in character and architectural significance, this handsome Victorian home boasts stone-mullioned windows, elegant period features, and a truly enchanting atmosphere. It presents a rare opportunity to acquire a distinguished residence in one of Nottingham's finest residential addresses.

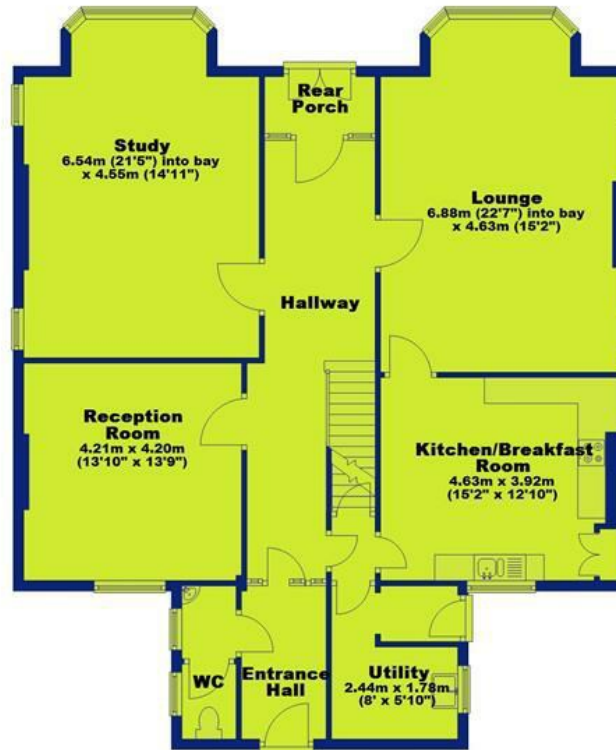




**Cellar**  
Approx. 64.7 sq. metres (696.0 sq. feet)



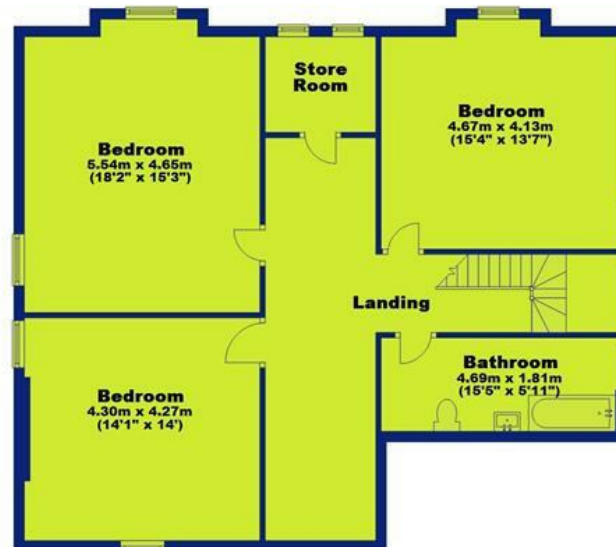
**Ground Floor**  
Approx. 134.5 sq. metres (1447.3 sq. feet)



**First Floor**  
Approx. 129.6 sq. metres (1395.3 sq. feet)



**Second Floor**  
Approx. 103.3 sq. metres (1111.5 sq. feet)



Total area: approx. 432.0 sq. metres (4650.1 sq. feet)



DISTINCTIVE  
HOMES  
by



## Distinctive Homes by FHP Living

A collection of some of the best properties available in the most sought-after areas of Nottingham, and its surrounding suburbs and villages.

[www.fhpliving.co.uk](http://www.fhpliving.co.uk)



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

FHP, their clients and joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and FHP have not tested any service, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Figures quoted in these particulars may be subject to VAT in addition. 09/11

## Interested in this home?

Call the FHP Living Distinctive Homes Team



**Jason Cook**  
**Mobile: 07876 396 010**  
**[jason@fhpliving.co.uk](mailto:jason@fhpliving.co.uk)**

Tel: 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham NG1 2GB