



Douglas Road, Lenton, Nottingham
£4,258 pcm

 **Comfort**
Estates

Douglas Road, Lenton

Nottingham

Spacious 7-Bedroom Student House in Lenton – Perfect for Sociable Living!

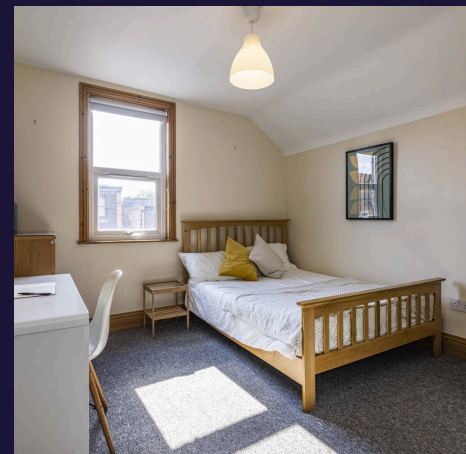
Situated in the highly-sought after area of Lenton, this impressive seven-bedroom student property offers the perfect combination of space, comfort and convenience, making it ideal for a group of friends looking to enjoy student life together. With its generous communal areas and spacious bedrooms, this property is designed for sociable living, whether you're cooking together, relaxing after lectures or spending time with housemates.

The property welcomes you through a charming entrance hall featuring beautiful original Minton tiles, leading into a **large, well-equipped kitchen** with a double cooker, two fridge-freezers, a dishwasher and a washer-dryer. With plenty of room to prepare meals and catch up with friends, it's a fantastic space for shared living.

The real highlight is the **spacious open plan living area**, complete with large, comfortable sofas and plenty of room for the whole house to come together. Whether it's movie nights, relaxing evenings or entertaining friends, this generous communal space makes it easy to enjoy everything that comes with living in a larger student house.

Spacious 7-Bedroom Student House in Lenton – Perfect for Sociable Living!

Situated in the highly-sought after area of





Douglas Road, Lenton

Nottingham

| Your Next Student Home for 2027/28 | £163pppw | Bills Included | Deposit £350pp | Available From 14 July 2027 | Prime Lenton Triangle Position | View the 360 Virtual Tour Now! |

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- £163pppw Including Bills
- Deposit £350pp
- Available From 14 July 2027
- On Street Permit Parking
- Homely Period Property
- Washbasin in all Bedrooms
- Security Alarm
- Spacious Open Plan Living Space
- Prime Lenton Triangle Location
- Close to Campus and Nottingham City Centre



Open Plan Kitchen/Living Area

The kitchen/living room is very spacious and has great space for 7 tenants. The kitchen includes 2 fridge freezers, a double cooker, dishwasher and washer dryer. There is a large dining table with chairs and large leather settees. The French doors lead to the outside garden.

Bedrooms

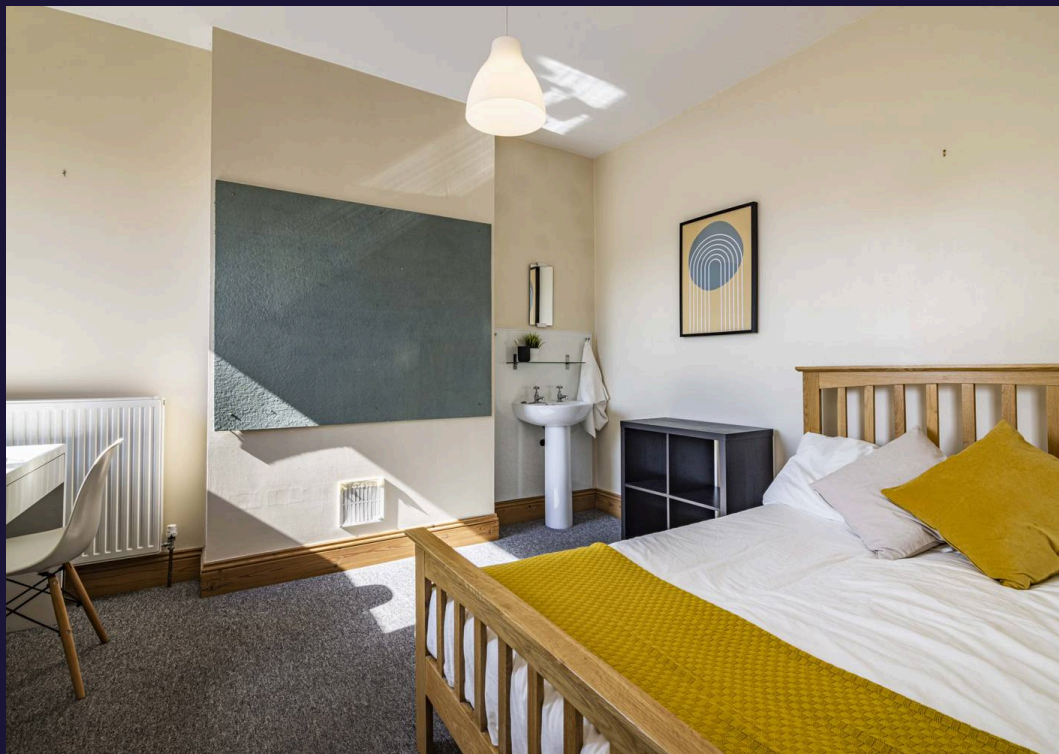
All 7 bedrooms are bright and spacious and include a desk, chest of drawers, wardrobe, double bed, chair and notice board. All rooms also come with a wash basin.

Bathrooms

The property is perfectly set up for shared student living, with a bathroom featuring a shower over the bath, an additional separate shower and two separate WCs. Plus, each of the seven bedrooms benefits from its own sink, making getting ready in the morning far easier for everyone! With multiple washing facilities available, there's less waiting around and more flexibility for the whole house, making this an ideal setup for a large group of students.

Bills

Bills are included in the rent, subject to fair usage which will be outlined in your tenancy agreement. Bills included are Gas, Water, & Electricity. The Tenant is responsible for arranging the supply and payment of all other bills and utilities, if applicable.





Ground Floor

Approx. 66.9 sq. metres (720.1 sq. feet)



First Floor

Approx. 55.3 sq. metres (595.5 sq. feet)





Comfort Estates

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