



Epsom Lane, Nottingham, NG5

£1,285 Per Month

* Rent Free – Limited Time Offer*

For a limited time only, we're offering rent free until 28th February 2025*

This exceptional incentive lets you enjoy significant savings while settling into your dream home.

Welcome to Padstow – a modern collection of stylish two to four-bedroom family homes, perfectly located in the heart of historic Bestwood, just 5 miles north of Nottingham city centre. With a mix of modern design, access to green spaces, top-rated schools, and excellent transport links, Padstow offers the ideal setting for contemporary family living.

ABOUT YOUR HOME - BOURNE

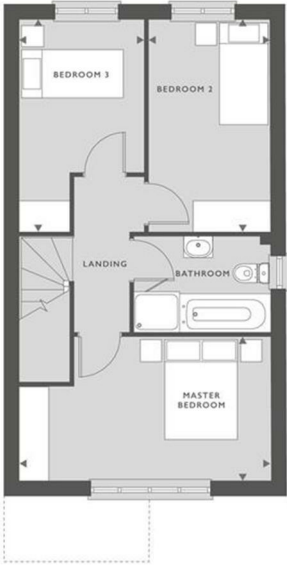
The Bourne SA is a thoughtfully designed home that perfectly balances comfort and practicality. Step into the welcoming hallway and enter the spacious lounge – a warm and inviting space, ideal for relaxing after a long day. Through the lounge, you'll find the open-plan kitchen and dining area, complete with an integrated oven and hob for added convenience. French doors open onto the turfed rear garden, creating a light, airy feel and a wonderful setting for entertaining family and friends. A guest cloakroom on the ground floor adds to the home's practical features.

Upstairs, the double bedroom offers a peaceful retreat, while two additional single bedrooms provide flexible spaces that can easily serve as a home office or nursery. A stylish family bathroom completes the upper floor. With allocated parking, The Bourne SA is an ideal choice for renters seeking a contemporary home designed with modern living in mind.



4 Epsom Lane, Nottingham, NG5 5WU

948 SQFT
88.07 M²



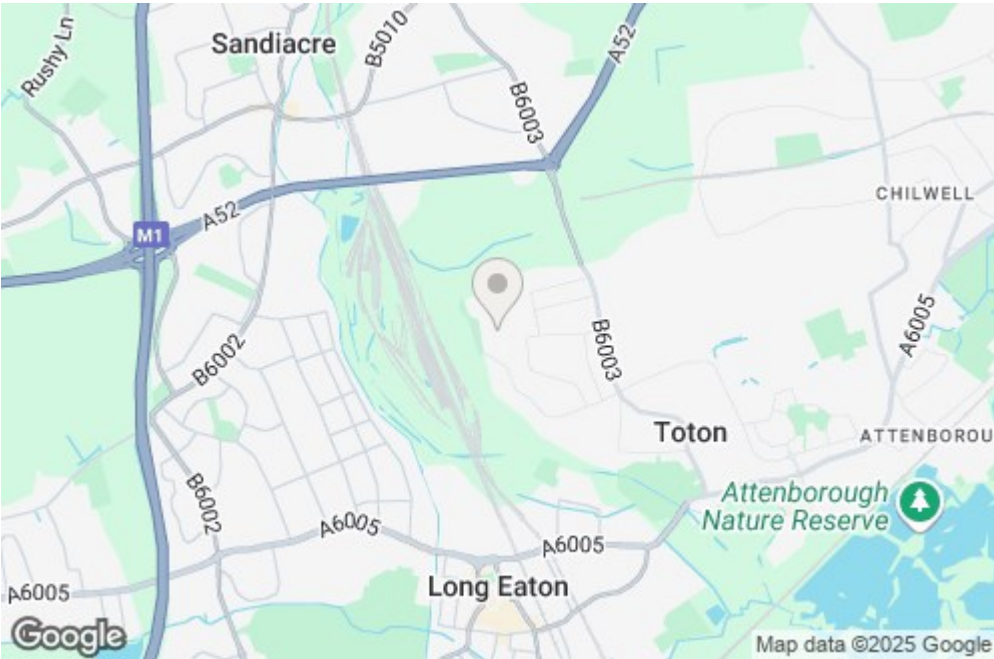
GROUND FLOOR

KITCHEN/DINING	4.79M X 3.92M	15'9" X 12'10"
LIVING ROOM	3.73M X 4.78M	12'2" X 15'8"

FIRST FLOOR

MASTER BEDROOM	4.82M X 2.78M	15'9" X 9'1"
BEDROOM 2	2.32M X 3.99M	7'7" X 13'1"
BEDROOM 3	2.37M X 4.04M	7'9" X 13'3"

■ SVP



Energy Efficiency Rating		Score	Band
Very energy efficient - lower running costs	A	92-100	A
Energy efficient - lower running costs	B	81-91	B
Decent energy efficiency - lower running costs	C	69-80	C
Below average energy efficiency - higher running costs	D	55-68	D
Below average energy efficiency - higher running costs	E	39-54	E
Below average energy efficiency - higher running costs	F	29-38	F
Below average energy efficiency - higher running costs	G	1-28	G

Environmental Impact (CO ₂) Rating		Score	Band
Very environmentally friendly - lower CO ₂ emissions	A	92-100	A
Environmentally friendly - lower CO ₂ emissions	B	81-91	B
Decent environmental friendliness - lower CO ₂ emissions	C	69-80	C
Below average environmental friendliness - higher CO ₂ emissions	D	55-68	D
Below average environmental friendliness - higher CO ₂ emissions	E	39-54	E
Below average environmental friendliness - higher CO ₂ emissions	F	29-38	F
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