

# HoldenCopley

PREPARE TO BE MOVED

Gregory Street, Lenton, Nottinghamshire NG7 2LR

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Guide Price £510,000



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GUIDE PRICE £510,000 - £540,000

### A TRULY UNIQUE OPPORTUNITY...

This characterful semi-detached cottage and self-contained annex, dating back to the 18th Century, is a rare find on the market. Retaining many original features—including exposed beams, a traditional fireplace, and impressive high ceilings—this home blends period charm with contemporary touches, such as modern kitchen and bathroom suites. The ground floor offers a welcoming entrance hall, a spacious kitchen with a separate utility room and pantry, a bay-fronted living room, and a large bedroom serviced by a contemporary wet room. Upstairs, the accommodation continues with a master bedroom featuring bespoke wardrobes, an office/nursery, and a stylish three-piece family bathroom. One of the standout features of this property is the converted former stable, now a high-specification annex. This self-contained unit includes a private entrance hall, a modern kitchen, a comfortable living room with sliding doors to the rear patio, a sleek wet room, and a generously sized bedroom occupying the entire first floor. The annex presents a fantastic opportunity for multi-generational living or income generation, with strong potential as an AirBnB or guest rental. Externally, the property enjoys a wrap-around, well-maintained garden with multiple patio areas ideal for entertaining. A large driveway provides ample off-road parking and leads to a spacious garage with additional storage. Located in Lenton, the home is in a highly convenient position with easy access to local amenities, shops, eateries, and excellent public transport links via nearby bus and tram stops. The University of Nottingham campus and Queens Medical Centre is also just a short distance away.

MUST BE VIEWED







- Semi-Detached Cottage & Self-Contained Annex
- Separate Converted Stable Annex
- Original Features Throughout
- Modern Bathroom Suites
- Excellently Presented
- Off Road Parking
- Wrap Around Garden
- Spacious Garage With Additional Storage
- Convenient Location
- Airbnb Potential











MAIN HOUSE

GROUND FLOOR

Entrance Hall

5'10" x 15'2" (1.80m x 4.63m)

The entrance hall features Amtico flooring, a radiator, recessed spotlights, and a single wooden stable door with glass inserts that provides access to the accommodation.

Kitchen

12'3" x 15'9" (3.74m x 4.81m)

The kitchen features a range of base and wall units, a fitted brick-built kitchen unit, a stainless steel double sink and drainer with a swan neck mixer tap and a separate single tap, and space for a free-standing cooker with an extractor fan above. There is space and plumbing for a dishwasher, room for a dining table, and a radiator. Additional features include internal windows looking into the entrance hall, Amtico flooring, recessed spotlights, handmade wooden double-glazed windows to the front elevation, and matching French doors opening out to the rear garden.

Pantry

6'11" x 5'9" (2.12m x 1.76m)

The pantry features Amtico flooring, fitted shelving, space for an American-style fridge freezer, and a handmade wooden double-glazed window to the rear elevation.

Living Room

12'6" x 10'6" (3.83m x 3.22m)

The living room features carpeted flooring, exposed original ceiling beams, two built-in cupboards, an open fireplace with an exposed brick surround and wooden mantelpiece, a radiator, and a handmade wooden double-glazed bay window to the front elevation.

Hall

6'0" x 26'0" (1.83m x 7.94m)

The hall features carpeted flooring, a radiator, recessed spotlights, a handmade wooden double-glazed window to the side elevation, and a matching door providing access to the rear garden.

Bedroom One

9'8" x 23'6" (2.95m x 7.18m)

The first bedroom features carpeted flooring, ceiling coving, a radiator, a double-glazed obscure window, and a handmade wooden double-glazed bay window—both to the side elevation.

En-Suite

5'8" x 9'6" (1.75 x 2.92)

The en-suite features a low-level dual flush W/C, a wall-mounted wash basin, a wet-room style rainfall shower with a handheld shower head, a shower screen, a chrome heated towel rail, floor-to-ceiling tiling, and recessed spotlights.

FIRST FLOOR

Landing

5'10" x 9'11" (1.78m x 2.42m)

The landing features carpeted flooring, recessed spotlights, and provides access to the first-floor accommodation.

Bedroom Two

18'3" x 14'8" (5.58m x 4.48m)

The second bedroom features carpeted flooring, a range of bespoke fitted wooden wardrobes and overhead cupboards, a radiator, a vaulted ceiling, and handmade wooden double-glazed windows to the front and side elevations.

Bedroom Three

7'3" x 6'11" (2.23m x 2.11m)

The third bedroom features carpeted flooring, fitted shelving, a radiator, loft access, and a double-glazed window to the rear elevation.

Bathroom

6'9" x 11'8" (2.06m x 3.57m)

The bathroom features a low-level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture, an extractor fan, a shower screen, two column radiators with chrome surrounds, tile-effect flooring, partially tiled walls, recessed spotlights, and a handmade wooden double-glazed window to the front elevation.

STABLES

GROUND FLOOR

Entrance Hall

5'9" x 12'11" (1.77m x 3.94m)

The entrance hall features wood flooring, carpeted stairs, a Google Nest thermostat, a radiator, a built-in understairs cupboard, a UPVC double-glazed window to the front elevation, and a door providing access into the accommodation.

Kitchen

11'11" x 9'11" (3.64m x 3.04m)

The kitchen features a range of fitted handleless base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, a vertical radiator, wood flooring, recessed spotlights, and two UPVC double-glazed windows to the rear elevation.

Living Room

11'10" x 17'5" (3.63m x 5.31m)

The living room features wood flooring with a decorative stone inlay, recessed spotlights, UPVC double-glazed windows to the front and side elevations, and sliding patio doors opening onto the rear garden.

Bathroom

7'4" x 5'11" (2.26m x 1.55m)

The bathroom features a low-level dual flush W/C, a vanity unit with a countertop wash basin, a wet-room style rainfall shower with a handheld shower head, a chrome heated towel rail, floor-to-ceiling tiling, and recessed spotlights.

FIRST FLOOR

Bedroom

10'2" x 29'0" (3.12m x 8.85m)

The bedroom features wood flooring, custom-made wardrobes, shelving, recessed spotlights, and six Velux windows.

OUTSIDE

Double Garage

19'1" x 21'9" (5.83m x 6.65m)

The garage features wooden doors, lighting, power points, and a single wooden door.

Utility Room

6'1" x 4'8" (1.87m x 1.43m)

The utility room features tiled flooring, space and plumbing for a washing machine, space for a dryer, and a single wooden door.

Front

Access to the property is provided by an L-shaped shared driveway, leading to a forecourt that offers private off-street parking for 4–5 vehicles, access to the garages, landscaped planting, and courtesy lighting.

Rear

To the rear of the property lies a private, enclosed garden featuring a spacious paved patio, a well-maintained lawn, a variety of plants and shrubs, panelled fencing, courtesy lighting, and an outdoor tap

ADDITIONAL INFORMATION

Broadband Networks - Openreach  
Broadband Speed - Superfast available - 80 Mbps (download) 20 Mbps (upload)  
Phone Signal – Good 4G/5G Coverage  
Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Sewage – Mains Supply  
Flood Risk – No flooding in the past 5 years+  
Flood Risk Area - Very Low  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No

DISCLAIMER

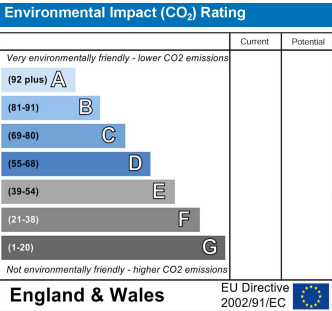
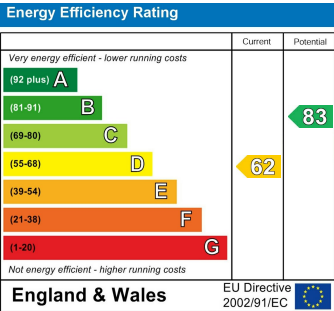
Council Tax Band Rating - Nottingham City Council - Band D  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold  
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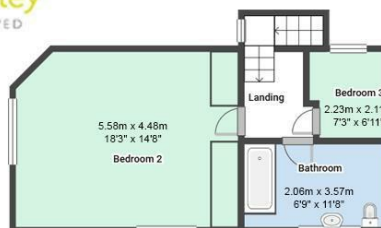
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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