Robert Ellis
ESTATE AGENTS









7 Henry Road, Lenton, Nottingham, NG7 2DR

£585 Per Month

- A spacious four double bedroom house
- Two luxurious new shower rooms/w.c.
- Two large reception rooms - lounge and dining/sitting room
- The kitchen is exclusively fitted with grey gloss units and has appliances
- There are two further double bedrooms to the second floor
- Probably one of the best student homes in Lenton
- Available from August 2027 through to July 2028
- A hall leads to the lounge and separate dining room
- Two double bedrooms and two shower rooms to the first floor
- Equal distance from Nottingham University and the city centre

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7 Henry Road, Nottingham NG7 2DR

*** AN IMMACULATE 4 BEDROOM STUDENT HOUSE WITH TWO BRAND NEW SHOWER ROOMS/ WC`S - FOR ACADEMIC YEAR 2027/2028 - £145PPPW BILLS INCLUDED - PROBABLY ONE OF THE BEST HOUSES IN LENTON***

This is a newly refurbished large Victorian property situated in the heart of Lenton - with equal distances to Nottingham University and the City Centre.

The house is arranged on 3 floors with no bedrooms on the ground floor. The house benefits from full gas central heating and double glazing and includes a reception hall, lounge, separate dining room, and the fitted kitchen with appliances.

To the first floor the landing has a built-in storage cupboard, 2 bedrooms and two luxurious brand-new shower rooms/ WCs. To the second floor there are 2 further bedrooms. Outside there is a private garden at the rear and on the road permit parking at the front.

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Council Tax Band:







Porch

An enclosed porch with a door having two inset opaque glazed panels to the front and an opaque glazed panel above leading through an original front door with inset stained glass leaded panels leading to:

Reception Hall

Stairs with a wooden hand rail leading to the first floor, cloaks hanging, radiator, cornice to the wall and ceiling and a plaster archway and doors leading to the lounge and dining room.

Lounge

12'8 plus bay x 12' approx

Double glazed bay window to the front, cornice to the wall and ceiling, picture rail to the walls, radiator, carpeted flooring and a wall mounted TV.

Dining/Sitting Room

13' x 11'2 approx

Double glazed window to the rear and an opaque double glazed window to the side, radiator, cornice to the wall and ceiling, picture rail to the walls, carpeted flooring, there is an upright fridge/freezer positioned in this room as well as an extendable table, chairs and shelves and there is a door to:

Kitchen

10'7 x 8'2 approx

The kitchen has recently been re-fitted with grey gloss units and wood grain effect work surfaces and includes a stainless steel sink with a mixer tap and four ring gas hob set in a work surface which extends to three sides and has drawers, cupboards, an oven and washing machine below, matching eye level wall cupboards, hood to the cooking area, tiling to the walls by the work surface areas, wall mounted Potterton boiler, double glazed window with a fitted blind to the side and a UPVC door with matching double glazed panel above leading out to the rear garden, strip light to the ceiling, door to the basement, LVT flooring and a plinth mounted heater.

First Floor Landing

There is a decorative original balustrade and hand rail on the landing, radiator, second flight of stairs leading to the second floor and doors lead to the bedrooms and two shower rooms and there is a built-in shelved storage cupboard with a light accessed from the landing.

Bedroom 1

12'2 plus bay x 9' approx

Double glazed bay window to the front, radiator, cornice to the wall and ceiling, a double bed with a headboard, double wardrobe, four drawer unit, shelving, a desk with chair and carpeted flooring.

Bedroom 2

12'2 x 7'9 approx

Two double glazed windows to the front, radiator, carpeted flooring, cornice to the wall and ceiling and a double bed with a headboard, a built-in wardrobe/storage cupboard, four drawer unit, desk and chair and a mirror to one wall.

Shower Room/w.c. 1

This newly fitted shower room has a large walk-in shower with a Mira shower, aqua boarding to three walls, a protective glazed screen and corner chrome shelf unit, hand basin with a mixer tap set in a surface with cupboards and drawers below and a low flush w.c. with a concealed cistern, a mirror with lighting to the wall above the sink, electric toothbrush point, two extractor fans, recessed light to the ceiling, large chrome ladder towel radiator, a second radiator, LVT flooring and an opaque double glazed window with fitted roller blind.

Shower Room/w.c. 2

The second shower room has a large walk-in shower with a Mira shower, aqua boarding to three walls, a glazed protective screen and corner chrome shelf unit, hand basin with a mixer tap and having cupboards and a drawer below, mirror with ambient lighting to the wall above, a low flush w.c. with aqua boarding to the walls at the sides, chrome ladder towel radiator and a second radiator, opaque double glazed window with a fitted roller blind and a second opaque double glazed window, two extractor fans and LVT flooring.

Second Floor Landing

The stairs have a wooden hand rail and balustrade leading to the second floor landing.

Bedroom 3

13' max x 11'8 approx

Double glazed Velux window with a fitted blind set in the sloping ceiling, radiator, carpeted flooring, double bed and head board, double wardrobe, four drawer unit, shelving and desk with a chair.

Bedroom 4

11'8 x 9' approx

Double glazed window with a fitted blind to the front, radiator, double bed with a headboard, four drawer unit, desk and chair, a double wardrobe and carpeted flooring.

Outside

At the front of the property there is a concrete walled area and a path runs down the right hand side of the property where there is access to the rear garden.

To the rear there is a concrete area and steps lead to the rear door, there is fencing to the side and rear boundaries and there is a brick bike store with a secure door located at the rear of the house.



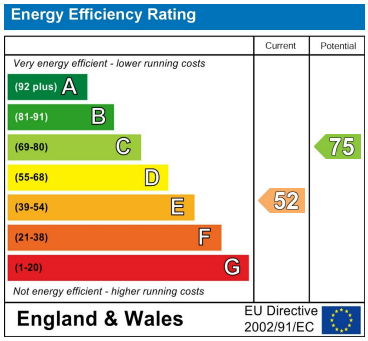
Directions

Viewings

Viewings by arrangement only. Call 0115 9229090 to make an appointment.

EPC Rating:

E





7 HENRY ROAD, LENTON

TOTAL FLOOR AREA : 1244 sq.ft. (115.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

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