Robert Ellis
ESTATE AGENTS









42 Sherwin Road, Lenton, Nottingham, NG7 1SA

£2,166 Per Week

- A four double bedroom student property
- Highly appointed throughout
- The reception hall leads to the lounge/sitting room and one double bedroom
- Two double bedrooms, bathroom with shower over the bath and separate w.c. to the first floor
- Gas central heating and double glazing
- Situated in the heart of Lenton
- Available from August 2027 to July 2028 - rents starting at £100 p.w. with an inclusive package available
- The kitchen is exclusively fitted with grey gloss units and has appliances
- A further double bedroom to the second floor
- Situated between Nottingham University and the city centre

130 High Road, Beeston, Nottingham, NG9 2LN
0115 9229090
letting@robertellis.co.uk

42 Sherwin Road, Nottingham NG7 1SA

*** A FOUR BEDROOM STUDENT HOUSE TO RENT FOR ACADEMIC YEAR 2027/ 2028 - £125 PPPW - BILLS INCLUDED ***

Being located in the heart of Lenton within equal distances to The University and Nottingham City Centre, this extremely well kept and maintained property benefits from gas central heating and double glazing throughout. The property comprises a shared lounge, fully fitted & equipped kitchen with all appliances, 4 double bedrooms, a bathroom with shower and a separate W.C. The property is alarmed and Unipol accredited.

AVAILABLE FROM 1ST AUGUST 2027. To view, please call Mark Philpott directly on 07791 809076 or email mark.philpott@robertellis.co.uk

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Council Tax Band:







Porch
Open porch with an arched entrance and a wood panelled front door with a glazed window above leading to:

Reception Hall
Stairs with a wooden hand rail leading to the first floor, radiator, carpeted flooring and doors leading to the lounge and bedroom 1.

Lounge
12'6 x 11'7 approx
Double glazed window to the rear, wall mounted TV, radiator, carpeted flooring, two double settee's, a drop leaf table with four chairs and a door to:

Kitchen
11'10 x 6'1 approx
The kitchen is 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 inset into a work surface which extends to three sides and has a washing machine, cupboards, bottle racks, an oven and drawers below, matching eye level wall cupboards, hood to the cooking area, tiling to the walls by the work surface areas, double glazed window with a fitted roller blind to the side, half opaque double glazed door leading out to the rear of the property, LVT flooring, a radiator and storage space beneath the stairs.

Bedroom 1
11'5 plus bay x 11'3 approx
The ground floor double bedroom has a double glazed bay window to the front, radiator, a double wardrobe, double bed with headboard, desk and chair, two drawer units and shelves, radiator and carpeted flooring.

First Floor Landing
There is a balustrade continued from the top of the stairs onto the landing, doors lead to two bedrooms, bathroom and separate w.c. and there is a flight of stairs taking you to the second floor.

Bedroom 2
14'8 x 11'5 approx
Double glazed window to the front, radiator, built-in wardrobe, a double bed with a headboard, four drawer unit, shelves, corner desk with chair and drawers under, a radiator and carpeted flooring.

Bedroom 3
11'7 x 9'4 approx
Double glazed window to the rear, double bed with headboard, double wardrobe, four drawer unit, shelving and desk with chair and a radiator.

Bathroom
Having a two piece white suite comprising of a P shaped bath with shower from the mains over and tiled splashback, wash hand basin with mixer tap and tiled splashback, airing/storage cupbaard, tiled floor and an opaque double glazed window to the side.

Separate w.c.
Having a white low flush w.c. and corner wash hand basin, tiled floor and opaque double glazed window to the side.

Second Floor

Bedroom 4
12'5 plus recess x 12'4 plus recess
Double glazed window to the side, sink with tiled splashback, radiator, further window set in a recess to the front, built-in wardrobe, two drawer units and shelves and a double bed with headboard.

Outside
There is a concrete walled area at the front of the house with steps leading to the pavement.

At the rear of the property there is a concrete outdoor area with walls to the side and rear boundaries and a gate leads out to the road at the side.



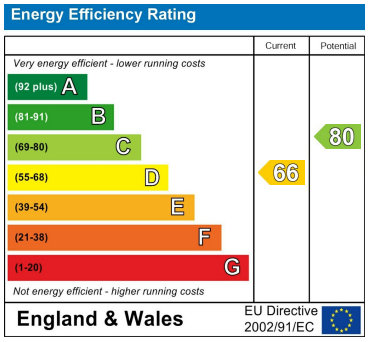
Directions

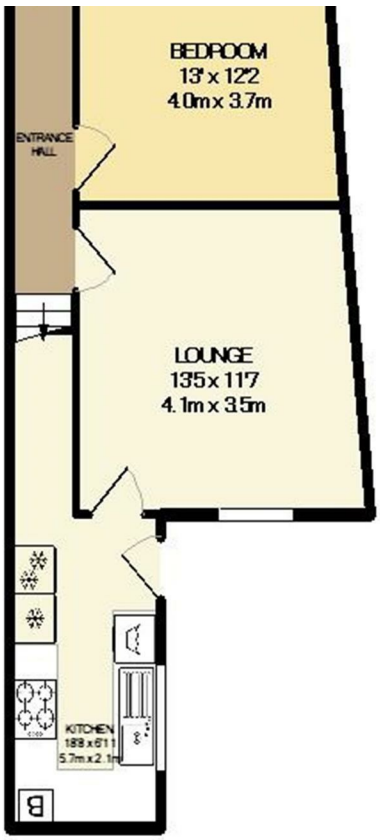
Viewings

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

EPC Rating:

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GROUND FLOOR
APPROX. FLOOR



1ST FLOOR
APPROX. FLOOR
AREA 436 SQ.FT.
(40.5 SQ.M)



2ND FLOOR
APPROX. FLOOR
AREA 200 SQ.FT.
(18.6 SQ.M)

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