



**Leaning Row**  
**Lenton, Nottingham NG7 1QZ**

A THREE-STORY, THREE-DOUBLE  
BEDROOMS, TWO RECEPTION ROOM  
END TERRACE.

**Asking Price £300,000 Freehold**



#### A MODERN THREE DOUBLE BEDROOM, THREE-STOREY END TERRACE HOME IN LENTON – NO UPWARD CHAIN

Robert Ellis are delighted to bring to the market this immaculately presented modern-build end terrace home, ideally situated in the highly sought-after area of Lenton, NG7. This spacious and versatile property spans three floors and is perfect for families, professionals, or investors looking for a well-connected, low-maintenance home.

To the ground floor, the accommodation comprises an entrance hallway, a study or home office, a modern fitted dining kitchen with integrated oven, hob and extractor, and space for further appliances. French doors open from the kitchen to a generous, privately enclosed rear garden with lawn and patio, ideal for outdoor dining or family use. A convenient ground floor W/C completes this level.

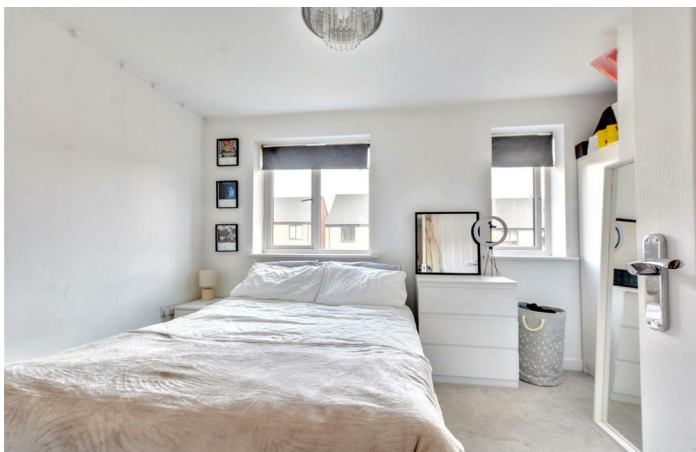
The first floor offers a bright and stylish lounge featuring a Juliet balcony that overlooks the front elevation, creating a light and open feel. There is also a well-proportioned double bedroom with an En-suite on this floor.

The second floor is home to two further double bedrooms, a Family bathroom and a large storage cupboard.

Externally, the home provides off-street parking to the front. It is fully double-glazed with gas central heating throughout. The property is offered to the market with no upward chain, ensuring a smooth and straightforward purchase.

Lenton is a vibrant and desirable suburb just moments from Nottingham City Centre, offering fantastic access to local amenities, public transport links, the QMC, and the University of Nottingham. This is a rare opportunity to secure a stylish, modern home in a prime location.

Call Robert Ellis today to arrange your viewing appointment



### Entrance Hallway

17'07" x 8' approx (5.36m x 2.44m approx)

Double glazed composite entrance door to the front elevation, laminate wood flooring, wall mounted radiator, staircase leading to the first floor landing, internal panelled doors leading through to:

### Study/Bedroom Four

10'2" x 8'11" approx (3.10m x 2.72m approx)

UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator.

### Ground Floor Cloakroom

4'10" x 3'03" approx (1.47m x 0.99m approx)

Low level flush WC, pedestal wash hand basin with tiled splashbacks, linoleum floor covering, ceiling light point, extractor fan, electric consumer unit.

### Dining Kitchen

12'8" x 13' approx (3.86m x 3.96m approx)

With a range of matching wall and base units incorporating laminate work surface over, integrated oven with four ring gas hob over and stainless steel extractor hood above, 1 1/2 bowl stainless steel sink with mixer tap over, space and plumbing for automatic washing machine, space and point for freestanding fridge freezer, laminate floor covering, UPVC double glazed window to the rear elevation, UPVC double glazed French doors providing access to the enclosed low maintenance rear garden, gas central heating combination boiler housed within matching cabinet, under-stairs storage cupboard providing useful additional storage space, wall mounted radiator, ceiling light point, ample space for dining table.

### First Floor Landing

Under-stairs storage, staircase leading to the second floor landing, panelled doors leading off to:

### Living Room

9'05" x 13'04" approx (2.87m x 4.06m approx)

UPVC double glazed French doors to the front elevation with Juliet balcony and additional UPVC double glazed window providing natural daylight, wall mounted radiator, ceiling light point.

### Bedroom Three

9'05" x 13'04" approx (2.87m x 4.06m approx)

Two UPVC double glazed windows to the rear elevation, wall mounted radiator, ceiling light point, panelled door leading to en-suite shower room.

### En-Suite Shower Room

4'03" x 6'07" approx (1.30m x 2.01m approx)

Walk-in shower enclosure with rainwater shower head above, low level flush WC, corner vanity wash hand basin, tiled splashbacks, chrome heated towel rail, linoleum floor covering, ceiling light point, extractor fan.

### Second Floor Landing

Ceiling light point, loft access hatch, airing cupboard providing useful additional storage space with panelled doors leading off to:

### Family Bathroom

5'07" x 6'03" approx (1.70m x 1.91m approx)

Modern white three piece suite comprising bath with mains fed shower above, pedestal wash hand basin, low level flush WC, chrome heated towel rail, tiling to the walls, ceiling light point, extractor fan.

### Bedroom One

10'6" x 13'05" approx (3.20m x 4.09m approx)

UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator.

### Bedroom Two

10'4" x 13'01" approx (3.15m x 3.99m approx)

Two UPVC double glazed windows to the rear elevation, wall mounted radiator, ceiling light point.

### Outside

#### Front of Property

To the front of the property there is a driveway providing allocated parking, pathway leading to the front entrance door, secure gated access to the rear.

#### Rear of Property

To the rear of the property there is an enclosed landscaped rear garden being laid mainly to lawn with fencing to the boundaries, secure gated access to the side, paved patio area, raised flower beds to the rear of the garden.

### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 11mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

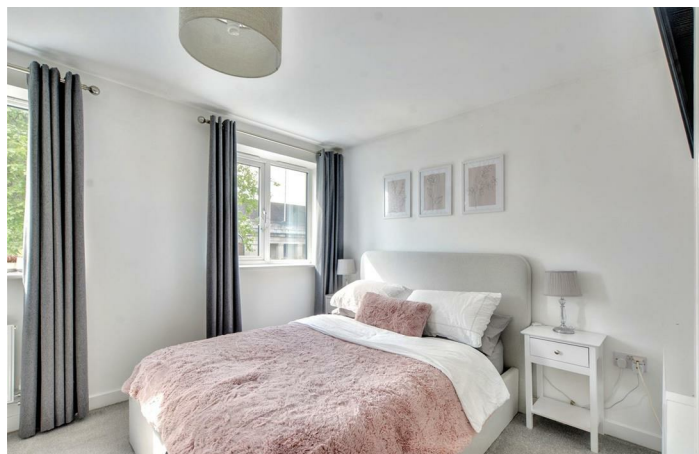
Flood Risk: No flooding in the past 5 years

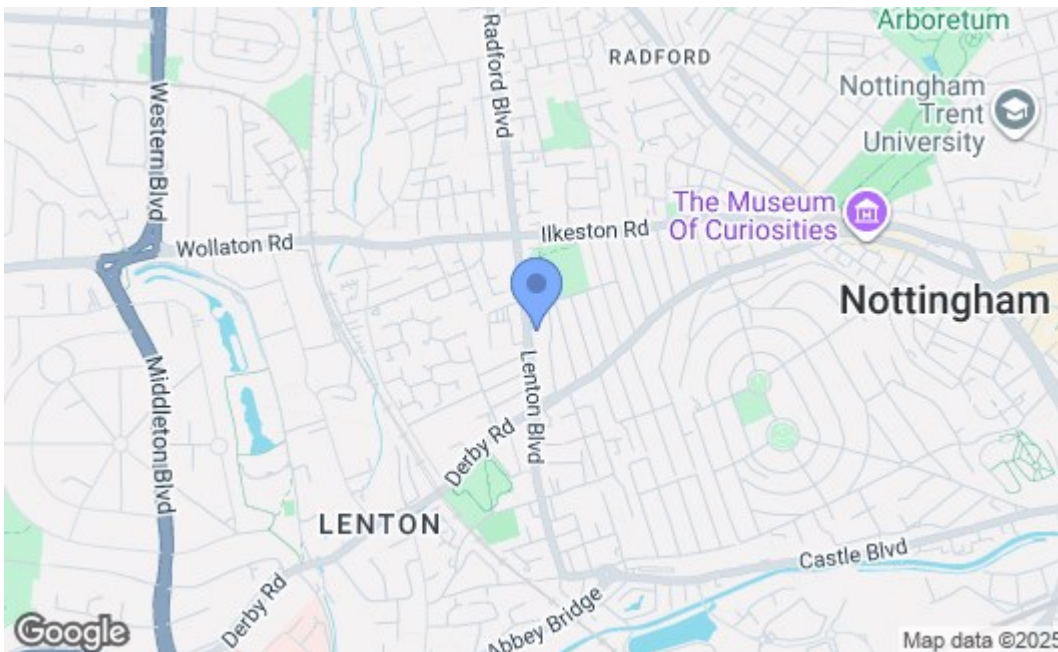
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.