



Falcon Close,  
Lenton, Nottingham  
NG7 2DL

**£200,000 Freehold**



A delightful three-bedroom, mid terrace property with the benefit of no upward chain.

Within a 10-minute drive of Nottingham town centre, you are conveniently placed for access to a variety of local amenities including shops, public houses, , restaurants, Nottingham University, The Queen's Medical Centre, and transport links.

This great property would be ideal for a large variety of buyers including first time purchasers, young professionals or anyone looking to buy to add to the rental portfolio.

In brief the internal accommodations comprise, An entrance space, spacious living room, breakfast kitchen and conservatory to the ground floor. Then rising to the first floor are three well-proportioned bedrooms and bathroom.

Outside the property to the front is a lawned garden with paved footpath to the front door, and shared driveway. The rear garden is primarily lawned with a paved seating area.

Having previously been lived in by the current homeowner and rented out in more recent years, this lovely property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.



### Entrance Hall

Composite door through to the entrance space with carpeted flooring and radiator.

### Lounge

16'4" x 13'7" (5.00m x 4.15m )

A carpeted reception room, with radiator and UPVC double glazed window to the front aspect.

### Kitchen

13'6" x 8'9" (4.13m x 2.67m )

A range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with drainer and mixer tap, inset gas hob with extractor fan above and integrated electric oven, fridge freezer and dishwasher. UPVC double glazed window and doors to the rear conservatory.

### Conservatory

6'3" x 6'2" (1.92m x 1.90m )

Laminate flooring, with UPVC double glazed windows and door out to the rear garden.

### Landing

A carpeted landing space with access to the loft hatch.

### Bedroom One

11'6" x 8'8" (3.52m x 2.66m )

A carpeted double bedroom, with radiator, fitted wardrobes and two UPVC double glazed windows to the front aspect.

### Bedroom Two

10'7" x 7'6" (3.24m x 2.31m )

A carpeted double bedroom, with radiator and UPVC double glazed window to the rear aspect.

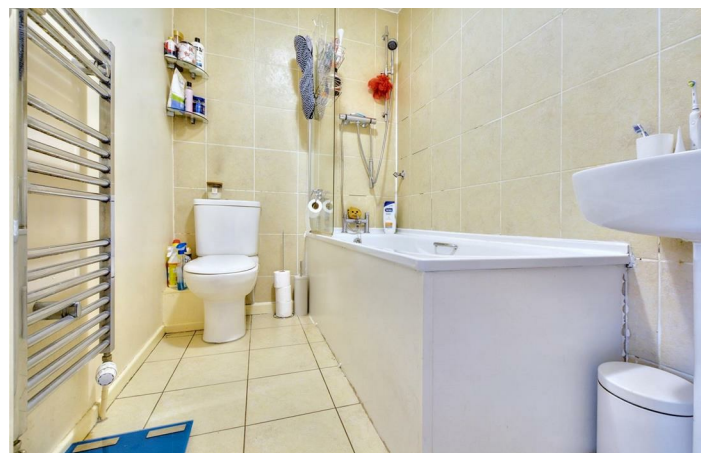
### Bedroom Three

7'6" x 5'9" (2.31m x 1.77m )

A carpeted single bedroom, with radiator and UPVC double glazed window to the rear aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with mains powered shower above and glass shower screen, part tiled walls, extractor fan and heated towel rail.



### Outside

To the front of the property is a lawned garden, with a paved footpath to the front door, and shared driveway. The enclosed rear is then primarily lawned with a paved seating area and fenced boundaries. The property also benefits from on street residents parking.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

### Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.



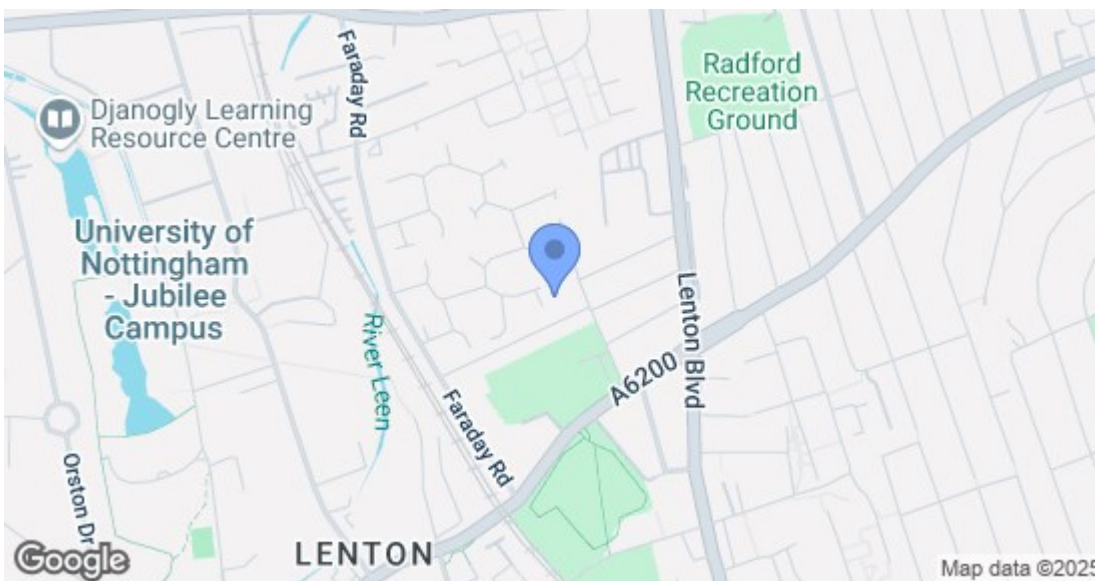
GROUND FLOOR

Robert Ellis  
ESTATE AGENTS

1ST FLOOR



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 errors, omissions or misstatements. 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 is given as to their operating or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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