Robert Ellis

look no further. . .

Lenton Manor
Off Church Street, Lenton NG7 2FW

A tidy two bedroom, end of terrace property just a short distance from Nottingham City Centre.

Offers In The Region Of £200,000 Freehold

0115 922 0888

/robertellisestateagent

@robertellisea

This property is considered a fantastic opportunity for a first time buyer looking to get onto the property ladder or an investor looking to add to their portfolio. It is situated just a short distance from Nottingham City Centre, Nottingham University and The Queen's Medical Centre. Surrounded by local amenities and transport links in and around the city, this really is a great location.

In brief the property comprises: Entrance space, kitchen, living room and conservatory to the ground floor. Rising to the first floor are two bedrooms and a bathroom.

The house benefits from a low maintenance pebbled front garden with paved side access. To the rear is a paved garden with fenced boundaries. There is also the advantage of allocated parking and garage.

Call now for further details.

Entrance Hall
Double glazed door through to entrance space.

Kitchen
8'9" x 9'3" (2.67 x 2.84)
With wall, base and drawer units with worksurfaces over, inset sink with drainer and tiled splash backs. Integrated electric oven with gas hob. Space and fittings for freestanding appliances to include washer/dryer and fridge/freezer.

Lounge
12'0" x 12'4" (3.68 x 3.76)
Carpeted room, with radiator, gas fire and UPVC double glazed sliding door to the conservatory.

Conservatory
9'1" x 10'0" (2.77 x 3.05)
With tiled flooring, UPVC double glazed window around and door to the rear.

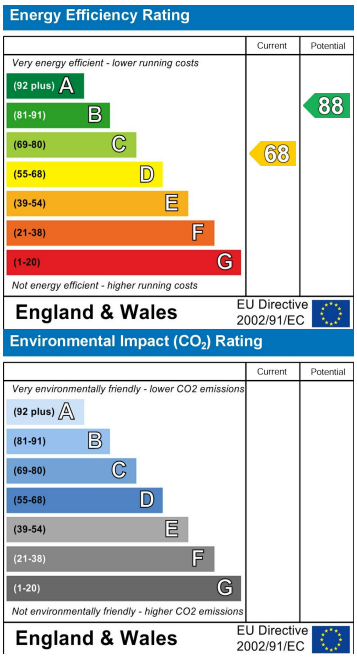
First Floor Landing

Bedroom One
12'4" x 9'4" (3.78 x 2.87)
Carpeted room with radiator and double glazed bay window to the front aspect. Access to storage cupboard.

Bedroom Two
8'5" x 6'0" (2.59 x 1.83)
Carpeted room with radiator and double glazed window to the rear aspect.

Bathroom
5'6" x 6'0" (1.68 x 1.85)
Incorporating a three piece suite comprising walk in shower with glass shower screen, wash hand basin and low flush WC. Frosted double glazed window to the rear.

Outside
To the front of the property is low maintenance pebbled garden with paved side access. To the rear is a paved garden with fenced boundaries. There is also the advantage of allocated parking and garage.



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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888