Robert Ellis

look no further. . .







Lenton Manor,
Nottingham,
NG7 2FP

£150,000 Leasehold

0115 922 0888

/robertellisestateagent @robertellisea



Located in the popular area of Lenton Manor, Nottingham, this delightful maisonette presents an excellent opportunity for both first-time buyers, young professionals and investors. The property boasts a well-proportioned lounge diner, perfect for entertaining guests or enjoying a quiet evening in.

The maisonette features two bedrooms and a fitted bathroom, ensuring convenience and comfort for its residents. One of the standout attributes of this property is the availability of parking and a garage, a rare find in urban settings, making it ideal for those with multiple cars or visitors.

Importantly, this property comes with no upward chain, allowing for a smooth and efficient purchasing process. This feature is particularly appealing for buyers looking to move in quickly without the hassle of lengthy negotiations.

Overall, this maisonette in Lenton Manor offers a perfect blend of comfort, convenience, and potential, making it a must-see for anyone looking to settle in this vibrant part of Nottingham.





Entrance Hall
UPVC double glazed door to the front and stairs leading up to the landing.

Landing
UPVC double glazed window to the side, and doors to the bathroom, two bedrooms, kitchen and lounge diner.

Lounge Diner
16'0" x 10'7" (4.9m x 3.25m)
With herring bone LVT flooring, two radiators, and double glazed French doors to the balcony at the rear.

Kitchen
9'6" x 9'2" (2.9m x 2.8m)
Fitted with a range of wall, base and drawer units, work surfaces, sink with drainer and mixer tap, space for a cooker with air filter over, tiled splashbacks, space for a fridge, plumbing for a washing machine, UPVC double glazed window to the rear, radiator and a built-in storage cupboard with space for a freezer and the Worcester combination boiler.

Bedroom One
13'7" x 10'0" (4.15m x 3.05m)
A carpeted double bedroom with built-in wardrobes, UPVC double glazed bay window to the front and radiator.

Bedroom Two
10'4" x 6'0" (3.15m x 1.85m)
A carpeted bedroom with UPVC double glazed window to the front and radiator.

Bathroom
Incorporating a three-piece suite comprising panelled bath with electric shower over, pedestal wash-hand basin, WC, tiled walls, laminate flooring, radiator, and UPVC double glazed window to the side.

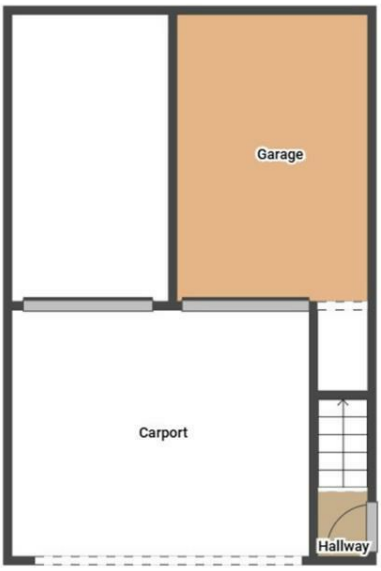
Garage
15'5" x 11'6" (4.7m x 3.52m)
A large garage with an up and over door to the front, lighting an power points.

Outside
There is a large driveway and car-port, a small lawned garden, additional visitors parking and bin store to the rear.



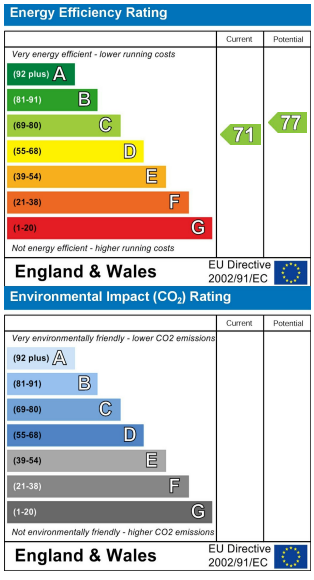


Robert Ellis
ESTATE AGENTS









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