



Lenton Manor,  
Lenton, Nottingham  
NG7 2FP

**£210,000 Freehold**





A conveniently placed, three bedroom town house with the benefit of no upward chain.

Situated just a short walk from The Queens Medical Centre, you are positioned with a wide range of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This well proportioned property would be considered an ideal opportunity for a large variety of buyers, looking to put their own stamp on their next purchase, this could include first time buyers, young professionals or anyone looking to add to an investment portfolio.

In brief the internal accommodation comprises; An entrance hall, the third bedroom and ground floor WC, then rising to the first floor is the living room and kitchen and then on the top floor are two double bedrooms and bathroom.

Outside to the front is a paved driveway and the enclosed rear is primarily lawned.

Having been let out by the current homeowners for a number of years, this property benefits from UPVC double glazed windows throughout, gas central heating and is well worthy of an early internal viewing.



### Entrance Hall

Entrance door through to a carpeted hallway.

### Bedroom Three

11'11" x 6'10" (3.64m x 2.09m )

Carpeted room, with a radiator and UPVC double glazed French doors to the rear garden.

### Downstairs WC

Low flush WC and wash hand basin.

### First Floor Landing

With stairs rising from the ground floor and doors leading into the living room and kitchen.

### Living Room

15'8" x 11'11" (4.79m x 3.65m )

Carpeted room, with a radiator and UPVC double glazed window to the front aspect.

### Kitchen

12'0" x 6'9" (3.66m x 2.07m )

A range of wall and base units with work surfacing over and tiled splashbacks, sink with drainer and mixer tap. Space and fittings for freestanding appliances to include gas cooker, fridge freezer, washing machine and dishwasher. UPVC double glazed window to the rear aspect.

### Second Floor Landing

Access to the loft hatch and airing cupboard housing the water tank.

### Bedroom One

11'11" x 9'8" (3.64m x 2.97m )

Carpeted room, with radiator and UPVC double glazed window to the front aspect.

### Bedroom Two

12'0" x 6'11" (3.66m x 2.11m )

Carpeted room, 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 electric power shower above, part tiled walls and radiator.

### Outside

To the front is a double driveway in tandem for off street parking. The enclosed rear garden is lawned.

### 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

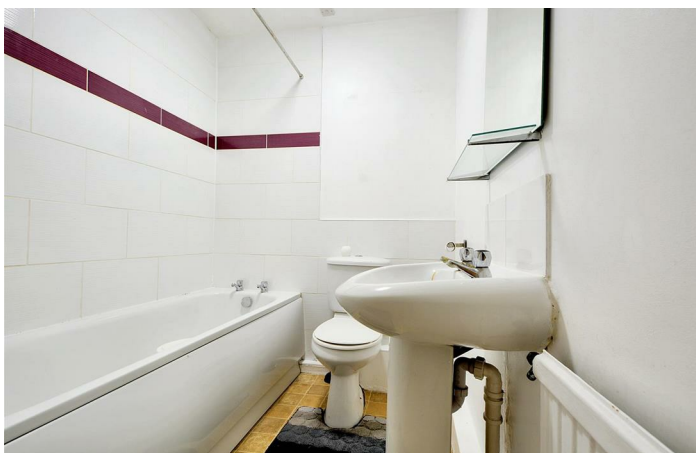
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

### Disclaimer:

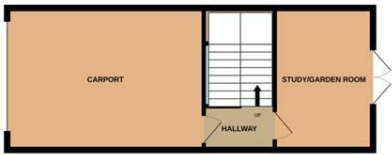
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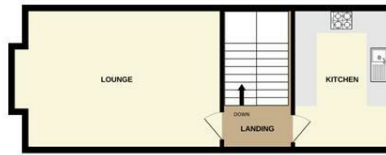




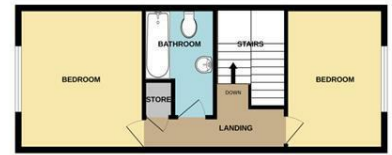
GROUND FLOOR



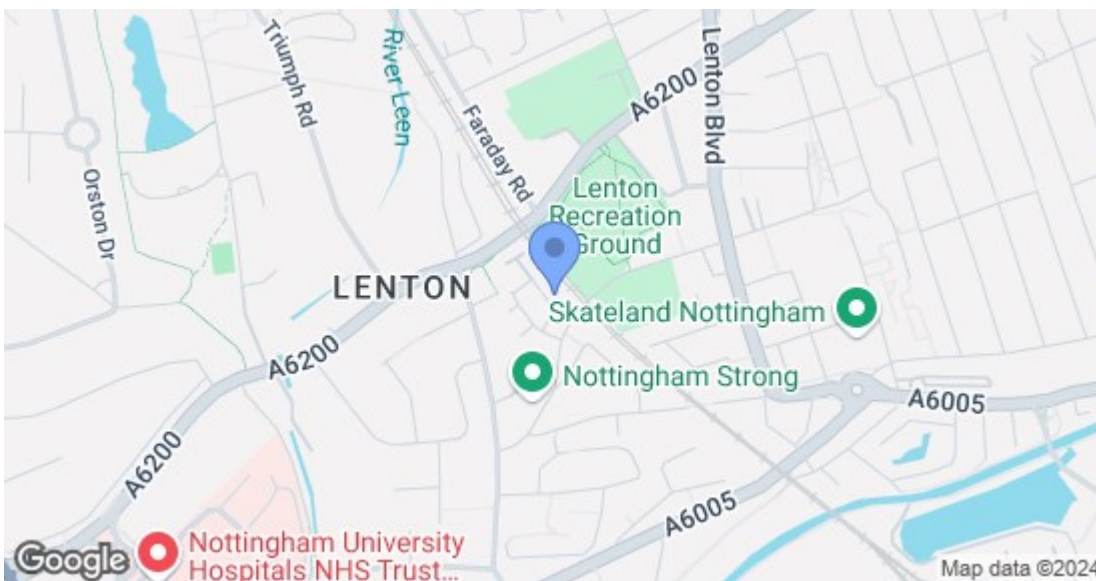
1ST FLOOR



2ND 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 error, omission or mis-statement. 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 as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(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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