3 Bed House - Townhouse

71 Lenton Manor
Nottingham
NG7 2FP

£1,550 Per Calendar Month

Fletcher
& Company

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• Available Mid December • Fully Furnished Three Bedroom Property • Re-Decorated Throughout With New Flooring • New Kitchen & Bathroom • Off Road Parking For Two Vehicles • Fast Access To The City And Major Road Networks • Sensor Lighting For Convenience • Fantastic Local Amenities & Transport Links • Long Term Lets • See 2&3D Property Tour

Available In December, this beautifully presented three-bedroom mid-town house is situated in a popular and convenient residential location and offers well proportioned accommodation arranged over three floors. Ideally positioned within walking distance of The Queens Medical Centre and The University of Nottingham, the property benefits from excellent access to a wide range of local amenities including shops, public houses, restaurants, healthcare facilities and strong transport links.

The property benefits from UPVC double glazing and gas central heating, and has been thoughtfully redecorated throughout. Recent improvements include a newly fitted kitchen and family bathroom, while the home is offered furnished to a good standard, making it ready for immediate occupation.

The internal accommodation briefly comprises an entrance hall providing access to a ground floor WC and bedroom three. This versatile space could also serve as a home office, guest bedroom or additional reception room and features French doors opening onto the rear garden. Stairs rise to the first floor landing where doors lead to a spacious living room positioned to the front aspect and a contemporary newly fitted kitchen to the rear, complete with a range of wall and base units, work surfaces and tiled splashbacks.

To the second floor are two further double bedrooms alongside the family bathroom, which incorporates a three-piece suite comprising bath with shower over, wash hand basin and WC. Additional storage is available via an airing cupboard, and triple glazing has been installed in selected areas of the property for enhanced comfort/ efficiency.

Further benefits include modern spotlights throughout and sensor-activated lighting

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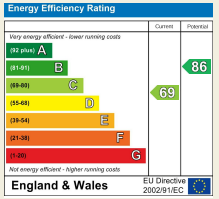

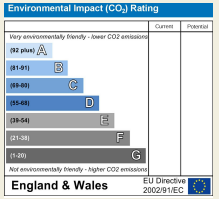

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