



Lenton Avenue, Nottingham

£1,350 PCM

 **Comfort**
Estates



Lenton Avenue

Nottingham

This charming home seamlessly blends modern living with characterful features throughout. Recently repainted throughout, the property offers a fresh and stylish finish while retaining its original character, including stunning antique parquet flooring across the living & dining areas.

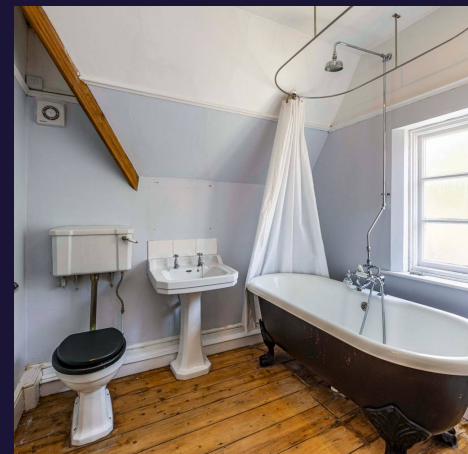
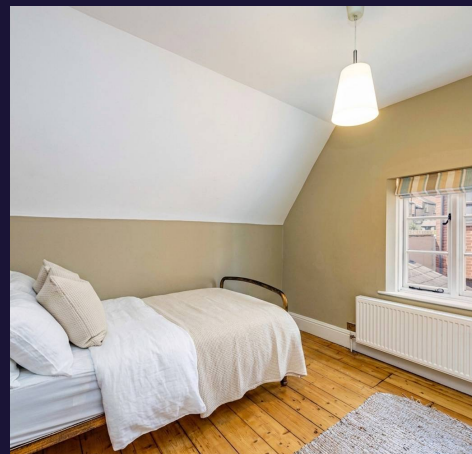
The accommodation comprises a cosy yet spacious lounge, a separate dining area and a well-appointed kitchen complete with integrated appliances, providing the perfect space for both everyday living and entertaining.

To the first floor are two generously sized bedrooms, along with a beautifully presented bathroom featuring a stunning freestanding Victorian-style bath with shower over.

Further benefits include a boarded loft with laminate flooring, providing excellent additional storage space, off-road parking, free permit parking and a quaint front courtyard, ideal for enjoying a morning coffee or relaxing outdoors.

The Park Estate is one of Nottingham's most desirable residential locations, renowned for its leafy surroundings, historic charm and peaceful atmosphere, whilst remaining within easy walking distance of Nottingham City Centre and its excellent range of shops, bars, restaurants and transport links.

Comfort Estates are delighted to present this beautifully refurbished & furnished cottage, nestled within the prestigious and highly





Lounge

13' 1" x 12' 4" (4.00m x 3.76m)

A stylish yet cosy lounge, thoughtfully furnished with a two-seater sofa, two armchairs, coffee tables, a side table and a rug, creating a comfortable and inviting living space. The room also features an attractive fireplace, adding character and warmth to the property. Finished with contemporary grey walls and beautiful wooden parquet flooring, this well-presented room offers the perfect setting for relaxing or entertaining guests.

Dining Area

19' 4" x 10' 5" (5.89m x 3.17m)

Positioned between the kitchen and lounge, the dining area provides a bright and versatile space for both everyday dining and entertaining. The room features attractive parquet flooring and is decorated in a contemporary palette of white and grey tones. Large windows on multiple aspects, fitted with blinds, allow an abundance of natural light to flood the space. Furnished with a dining table and chairs, there is still plenty of room for additional furniture if desired. Stairs leading to the first floor are also situated within this room, creating a natural connection between the living spaces and upper accommodation.

Kitchen

10' 0" x 6' 2" (3.06m x 1.87m)

A modern and well-appointed kitchen fitted with matt-finish wall and base units, offering ample storage and workspace. The kitchen is equipped with a gas hob, oven, extractor hood, integrated fridge freezer and integrated washing machine, providing everything needed for convenient day-to-day living. A stainless steel sink with drainer adds further practicality, while the contemporary grey décor and grey tiled flooring create a stylish and cohesive finish throughout.



Main Bedroom

13' 2" x 12' 6" (4.01m x 3.80m)

A spacious and well-presented main bedroom featuring a contemporary colour scheme with soft nude and white walls and attractive wooden flooring throughout. The room is furnished with a bed and mattress, while a freestanding mirror adds both practicality and style. Bright and inviting, this generously sized bedroom offers a comfortable retreat with plenty of space for additional furniture if required.

Second Bedroom

10' 5" x 10' 4" (3.18m x 3.16m)

A further well-proportioned bedroom, finished in a contemporary style with soft nude and white walls and attractive wooden flooring throughout. The room is furnished with a bed and mattress, providing comfortable and ready-to-use accommodation. Bright and versatile, this space would be ideal as a second bedroom, guest room or home office.

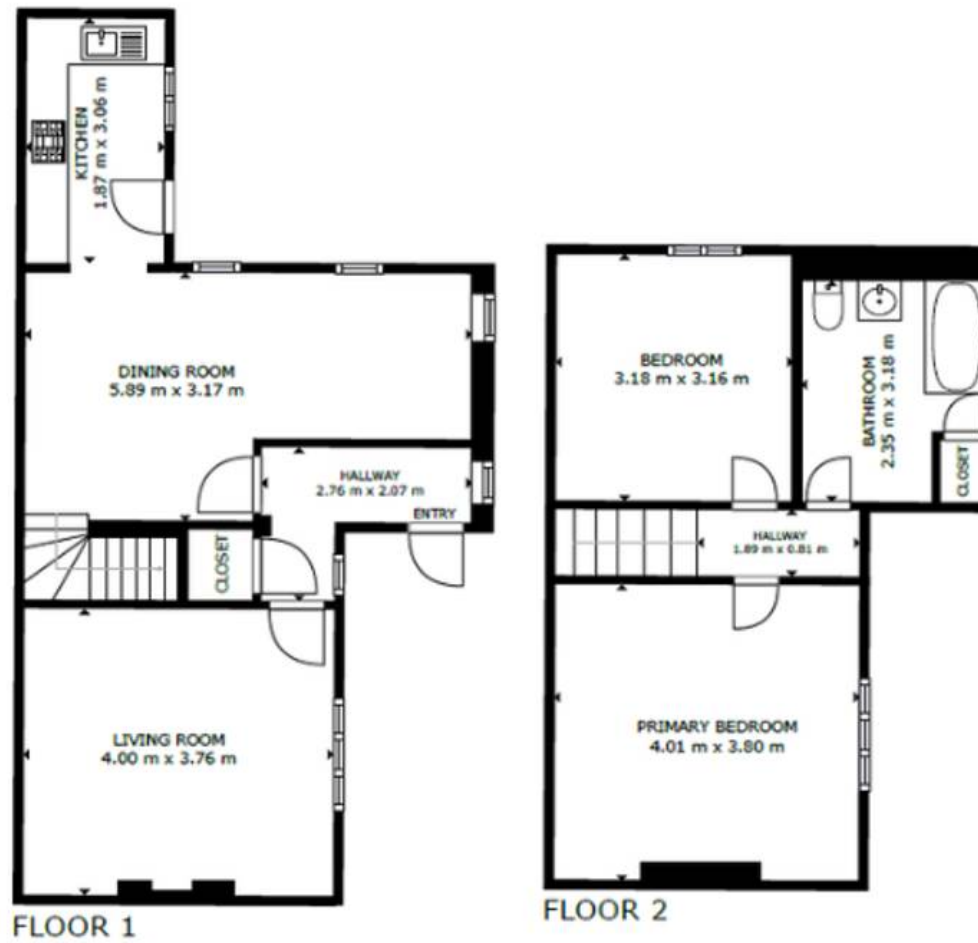
Bathroom

10' 5" x 7' 9" (3.18m x 2.35m)

A spacious and characterful bathroom featuring a freestanding bath with shower over, wash hand basin and WC. The room is beautifully presented with contemporary grey walls, attractive wooden flooring and exposed beams, adding charm and individuality to the space. A heated towel rail provides additional comfort, while a large window allows an abundance of natural light to fill the room, creating a bright and airy atmosphere.







GROSS INTERNAL AREA
FLOOR 1: 46 m², FLOOR 2: 38 m²
TOTAL: 84 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Comfort Estates

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