Robert Ellis

look no further...







Gregory Street
Lenton, Nottingham NG7 2LR

A BEAUTIFULLY PRESERVED GRADE 2 LISTED GEORGIAN GEM - THREE BEDROOM SEMI-DETACHED WITH PERIOD FEATURES, PRIVATE GARDEN, GARAGE & EXCELLENT TRANSPORT LINKS

Guide Price £300,000 Freehold



*** Price Guide £300,000- £325,000***
Located in the ever-popular area of Lenton, this striking three-bedroom semi-detached home forms part of what was once a grand Georgian family residence. Now tastefully divided into two elegant homes, this property retains an abundance of original character features that speak to its historic roots, while also offering modern comforts and an unbeatable location.

Stepping through the front door, you're welcomed into a decadent entrance hallway where original wooden panelling and solid herringbone flooring immediately set the tone. High ceilings and exquisite craftsmanship are evident throughout the home, with original solid wood doors, Gothic Swept Head windows with added interior glazing, and an original fireplace surround all lovingly preserved. There is also practical under-stair storage accessed from the hallway.

To the right, the large lounge is a wonderfully bright and inviting space, featuring twin Georgian windows that flood the room with natural light, a period fireplace setting, and soft carpeting for a homely feel. At the rear of the ground floor is the kitchen, which comes equipped with a range of white goods and benefits from an adjoining utility room. There is also a downstairs W/C and side door access leading back out to the driveway - ideal for daily convenience.

Climbing the graceful U-bend staircase, you'll find the family bathroom on the mid-landing, thoughtfully designed as a wet room with a modern three-piece suite. Continuing up to the main landing, natural light pours in through a large original window, illuminating a spacious landing that leads to three generous double bedrooms. The master bedroom includes fitted storage, and all rooms offer ample space, character, and charm. The loft can be accessed for additional storage needs.

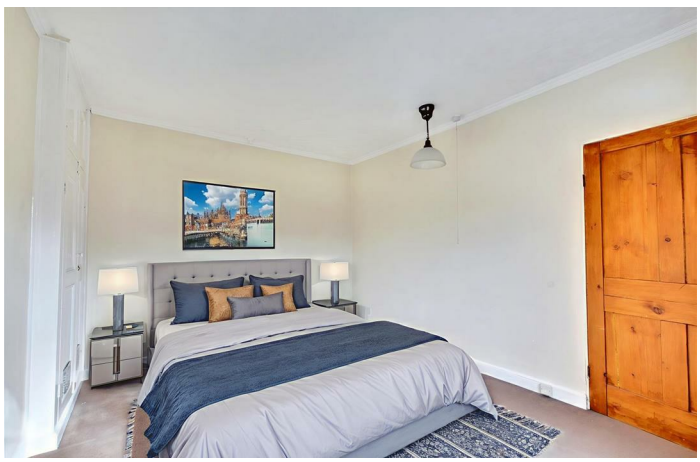
Outside, the property enjoys a private garden, perfect for relaxing or entertaining, along with the rare advantage of off-street parking and a detached garage. Mature greenery adds to the peaceful feel, offering a retreat right in the heart of the city.

This home's location is as impressive as its interior. Situated within easy reach of both the University of Nottingham and Nottingham Trent University, and just minutes from Queen's Medical Centre, it's ideal for academics, professionals or families alike. Public transport is plentiful, with both tram and bus stops nearby providing direct routes into the city centre and Nottingham train station in under 15 minutes. For green space lovers, the expansive grounds of Wollaton Park are quite literally on your doorstep.

This is a truly special property that blends timeless Georgian elegance with everyday practicality. With character in abundance and a location that's hard to beat, this home is not to be missed.

Viewings are highly recommended.





Entrance Hallway
17'4" x 6'2" approx (5.3 x 1.9 approx)
Solid wood door to the front elevation leading into the entrance hallway comprising wooden flooring, wooden panelling to the walls, picture rail, wall mounted radiator, carpeted staircase leading to the first floor landing, doors leading off to:

Lounge
14'1" x 17'4" approx (4.3 x 5.3 approx)
Gothic Swept Head windows to the front and side elevations, carpeted flooring, coving to the ceiling, two wall mounted radiators, feature fireplace with wooden mantle, marble surround and tiled back panel.

Storage Cupboard
2'7" x 4'7" approx (0.8 x 1.4 approx)
Shelving and lighting providing useful additional storage space.

Kitchen
11'1" x 12'1" approx (3.4 x 3.7 approx)
Gothic Swept Head windows to the front elevation, wall mounted radiator, a range of wall and base units with worksurfaces over incorporating a 1.5 bowl sink and drainer unit with swan neck mixer tap over, integrated oven with four ring gas hob over and extractor hood above, integrated dishwasher, integrated fridge freezer, tiling to the floor, door leading through to the utility room.

Utility Room
4'11" x 6'2" approx (1.5 x 1.9 approx)
UPVC double glazed door to the side elevation, UPVC double glazed window to the side elevation, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, space and plumbing for a washing machine, tiled splashbacks, tiled flooring, door leading through to the downstairs WC.

WC
4'3" x 4'11" approx (1.3 x 1.5 approx)
Tiling to the floor, tiled splashbacks, wall mounted radiator, handwash basin with separate hot and cold taps, extractor fan.

Mid-Landing
6'2" x 10'5" approx (1.9 x 3.2 approx)
Carpeted flooring, wall light point, door leading through to the bathroom, carpeted staircase leading to the further landing.

Bathroom
5'2" x 11'1" approx (1.6 x 3.4 approx)
Panelled bath with mixer tap and shower attachment over, UPVC double glazed window to the side elevation, WC, handwash basin with mixer tap and storage cupboards below, chrome heated towel rail, tiling to the walls, linoleum floor covering.

Main Landing
9'6" x 12'5" approx (2.9 x 3.8 approx)
Gothic Swept Head windows to the front elevation, wall mounted radiator, carpeted flooring, access to the loft, doors leading off to:

Bedroom Two
11'1" x 12'5" approx (3.4 x 3.8 approx)
Gothic Swept Head windows to the front elevation, wall mounted radiator, carpeted flooring, coving to the ceiling, built-in storage.

Bedroom One
14'1" x 10'9" approx (4.3 x 3.3 approx)
Gothic Swept Head windows to the side elevation, wall mounted radiator, carpeted flooring, coving to the ceiling, built-in storage.

Bedroom Three
10'9" x 5'10" approx (3.3 x 1.8 approx)
Gothic Swept Head windows to the front elevation, wall mounted radiator, carpeted flooring, coving to the ceiling, built-in storage.

Front of Property
To the front of the property there is a gated driveway providing off the road parking leading to the garage, pathway to the front entrance door, front gravelled garden, access to the garden at the side of the property, hedging to the boundaries.

Garage
7'6" x 14'1" approx (2.3 x 4.3 approx)
Up and over door to the front elevation, access door to the side elevation.

Side of Property
To the side of the property there is an enclosed rear garden being laid mainly to lawn, paved pathway leading to the front of the property and side gate, a range of mature shrubs and trees planted to the borders, hedging to the boundaries.

Agents Notes: Additional Information
Graded 2 Listing
Council Tax Band: C
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 9mbps Ultrafast 1000mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No





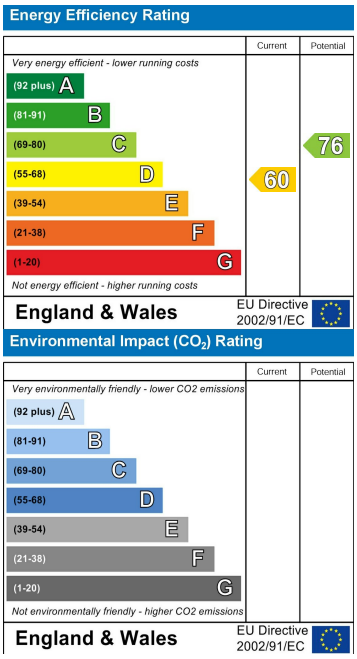












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

78 Front Street, Arnold, Nottinghamshire, NG5 7EJ
arnold@robertellis.co.uk
0115 648 5485