



A fine detached Victorian home having been designed by noted architect T.C. Hine

**11 Lenton Road, The Park, Nottingham**

Freehold

savills







Highly sought after location • Versatile family accommodation • Two storey period detached home • A stunning open plan living kitchen • Sitting room, dining / family room • Home office / separate annex • Five double bedrooms • Three bathrooms plus an additional shower room • Cellars & Cave • Double garage • Generous walled landscaped gardens

#### Local Information

The Park Estate is one of Nottingham's premier residential locations having been created out of the former deer grounds of Nottingham Castle and has a number of fine period properties attributed to notable architects including TC Hine, Watson Fothergill and A J Mandella.

The Park itself offers a number of leisure facilities including a tennis club, bowls and squash club. The private estate sits within easy reach of excellent schooling to include the Nottingham High School and is also convenient for the city's Universities and hospital complexes.

Nottingham City Centre is 0.5 miles and the station is also 0.5 miles, from Nottingham there is a main line service to the rest of the UK and particularly London where a typical journey would take from 1 hour 30 minutes. Road links are excellent, with a number of major roads a short drive away, these include the M1, A46 and A52. East Midlands Airport is about 15 miles and will take approximately 30 - 40 minutes.

#### About this property

The property retains a wealth of original features and details throughout and under the guidance of the current owner has undergone a comprehensive course of refurbishment to

compliment this outstanding home.

Ground Floor - Entrance Porch / vestibule, quarry tiled flooring, fine lead stained feature windows and door to:

Reception Hall, a wonderful Minton tiled floor, ceiling rose, coving and picture rail, cast iron radiator, staircase to first floor and door to front lobby. Front Lobby, quarry tiled flooring, door to front courtyard.

Sitting Room, aspects to the rear and side elevations. Square recessed bay having lead top lights and inset French doors to garden, side window, oak flooring, period fire surround, coved ceiling with decorative frieze to picture rail, ceiling rose and cast iron radiators.

Family room / dining room , windows to the front and side elevations. Coved ceiling, picture rail, fitted book casing, oak flooring, log burner, cast iron radiator.

Open plan living Kitchen by Smallbone of Devises in their mandarin style with fitted base units with granite work surfaces, Aga, central chefs island with inset sink, integrated dishwasher, recessed bay window overlooking rear gardens, original oak floor, coved ceiling and picture rail.





Butler's Walk-in Pantry, tiled floor and plumbing for fridge. Laundry Room, continuation tiled flooring, plumbing for automatic washing machine.

Home office / study/ Annex, a generous room with window to the front elevation. Oak floor, door to substantial cellars.

Kitchen 2 with base and wall units, electric hob and oven, window and door to front courtyard, tiled flooring.

Cloakroom, low level WC, wash hand basin, tiled flooring.

Shower room, with corner shower cubicle. This has been used as a self contained annex / studio apartment.

First floor - Spacious Landing steps to mezzanine level leading to guest suite and fine lead light stained picture window.

Principle Bedroom, dual aspect to the rear and side elevations. Coved ceiling, picture rail, views of Nottingham Castle, feature recessed bay window with far reaching views, fitted book casing with cupboard under, connecting door to Bedroom Two (which can be used as a dressing room if required) cast iron radiator.

Luxuriously appointed En Suite, tiled bath, stone wash hand basin, low level WC, heated towel rail, travertine tiling, all fittings by Fired Earth.

Bedroom Two, window to the rear elevation. Far reaching views, coved ceiling, picture rail, original

fireplace, built in wardrobes, views of Nottingham Castle.

Bedroom Three, window to the front elevation. Cast iron fireplace, coved ceiling, picture rail.

Bedroom Four, window to the side elevation. Cast iron fireplace, coved ceiling, picture rail.

Spacious Refitted Family Bathroom, completed in a Victoriana style, central free standing roll top bath, low level WC, wash hand basin, walk-in shower, sensor light and travertine tiling.

Guest Suite / Bedroom Five, window to the front elevation. Original cast iron fireplace.

Bathroom, comprising tiled bath, low level WC, individual tiling, linen cupboard, all fittings by Fired Earth.

Separate WC, low level WC, individual tiling, all fittings by Fired Earth

Outside - Front courtyard, double garaging, side pedestrian gate. Rear gardens being south facing with views of Nottingham Castle. The large walled garden is a unique feature of the property stretching back to well over 120ft laid to lawn, lovely mature trees, vegetable garden, fruit trees and a double glazed orchid house.

**Tenure**  
Freehold

**Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Nottingham Office.







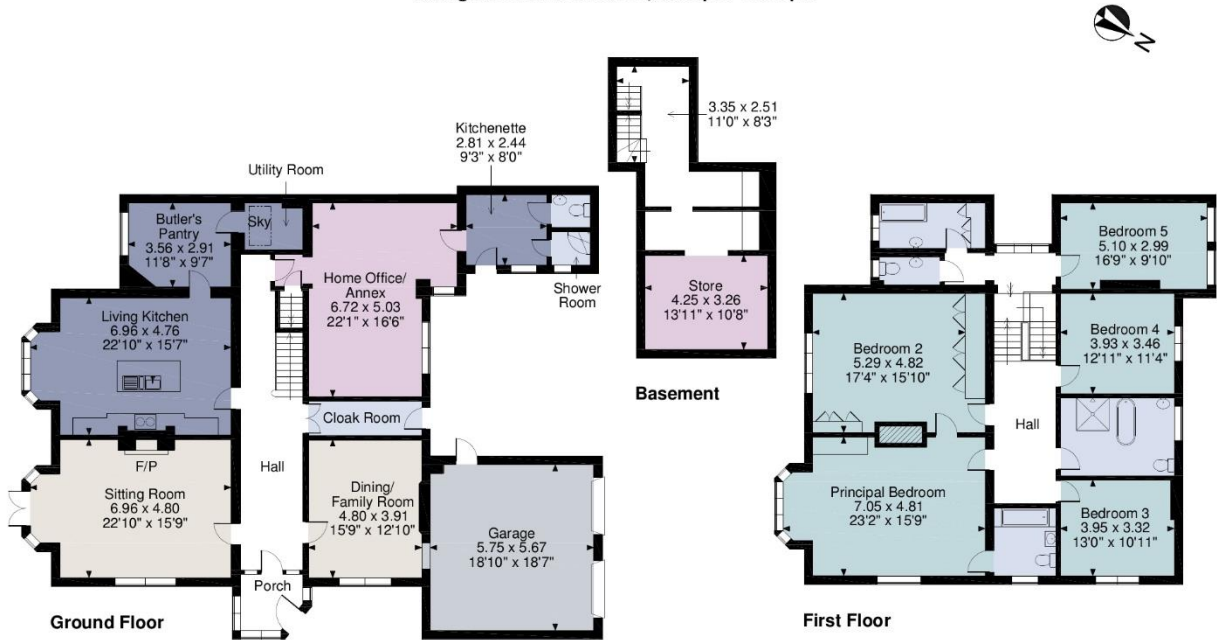


Lenton Road, The Park, Nottingham, NG7  
Gross Internal Area 3955 sq ft, 367.4 m²

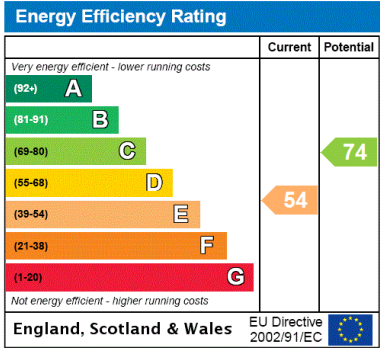
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11 Lenton Road, Nottingham  
Main House gross internal area = 3,955 sq ft / 367 sq m  
Garage gross internal area = 351 sq ft / 33 sq m  
Total gross internal area = 4,306 sq ft / 400 sq m



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