



Harrowby Mews, Nottingham
£950 pcm

 **Comfort**
Estates

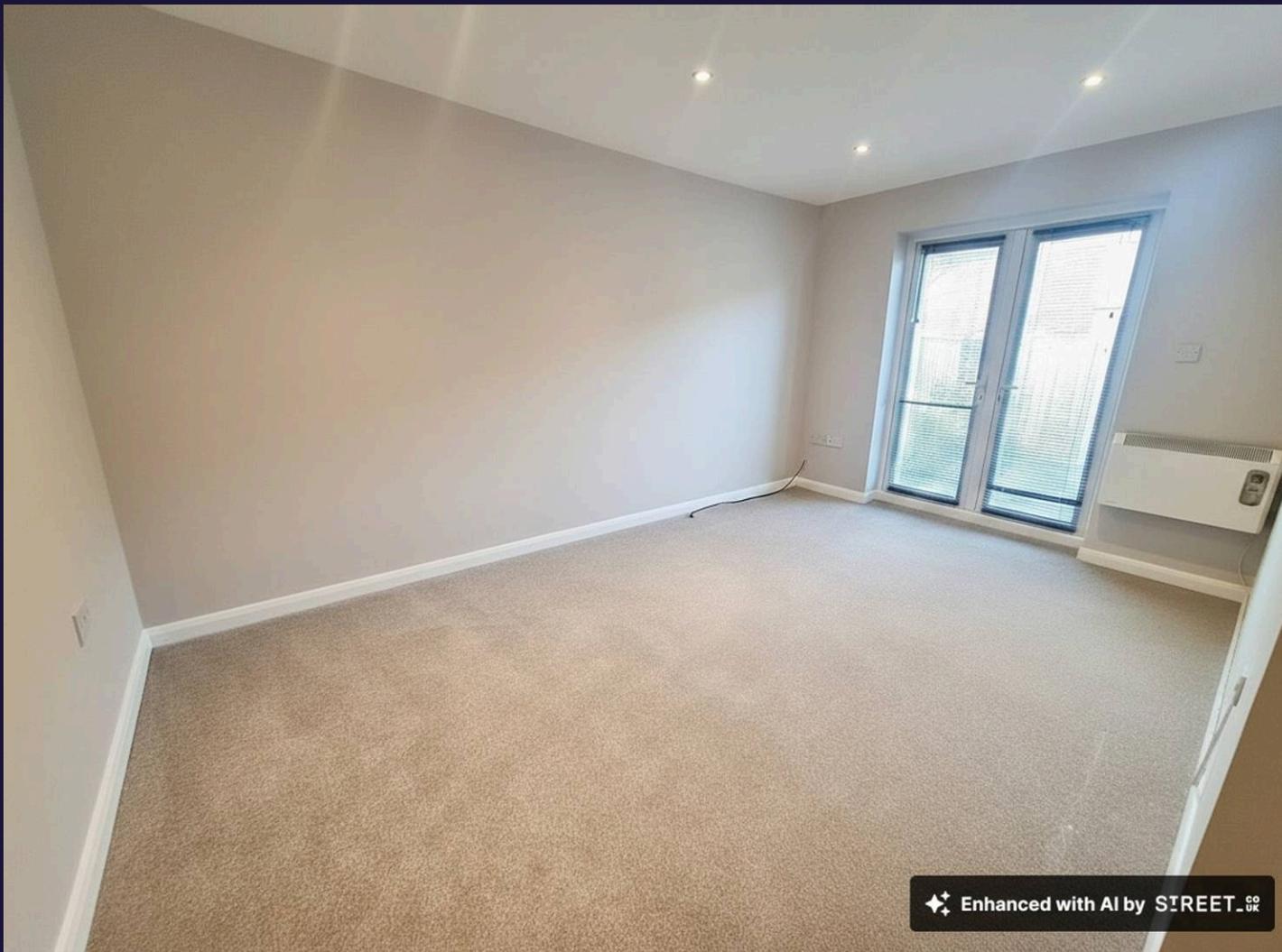
Harrowby Mews

Nottingham

Presenting this two-bedroom bungalow, tucked away within a private gated Mews in the heart of Lenton, a rare opportunity that is perfectly suited to a single professional, couple or two sharers. This spacious and unfurnished home offers the ideal blend of privacy and convenience. Situated just off Derby Road, you're moments from Sainsbury's, the QMC and the University of Nottingham, while still enjoying the tranquillity of a private development.

The property briefly comprises: a kitchen with integrated appliances, a bright and airy lounge/diner with patio doors opening onto a private garden area, two generous double bedrooms, and a modern bathroom complete with bath and shower over. The home also benefits from an adjacent allocated off-road parking space.

Location is everything and this one delivers. You're only a short walk from Nottingham City Centre and the prestigious and historic Park Estate, while Castle Marina offering a wider range of amenities, restaurants and leisure facilities – is just a short drive away. Excellent transport links provide quick access to the A52 and M1, making commuting simple and convenient.





Entrance

Enter via uPVC door to hallway, providing access to all rooms. Decorated in a neutral colour, light brown carpet, burglar alarm, intercom to the main gates and spot lights.

Kitchen

5' 8" x 9' 4" (1.73m x 2.84m)

The kitchen has a range of beech coloured wall and base units with chrome handles and black granite effect worktops and black mosaic wall tiles. Has the benefit of having an electric oven with a four ring electric hob and extractor hood over plus a single stainless steel sink and drainer with mixer tap. There is a washer/dryer and inbuilt fridge freezer. With a uPVC double glazed window to the front aspect and venetian blinds.

Lounge/Diner

11' 6" x 14' 1" (3.50m x 4.29m)

A light and well-proportioned room with freshly painted walls and newly laid carpet, electric radiator, with in built cupboard for storage and housing the boiler. The room benefits from double glazed patio doors with venetian blinds that lead out onto the paved patio and back garden area.

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Master Bedroom

11' 7" x 10' 1" (3.53m x 3.08m)

Large Master bedroom to the front of the property. With freshly painted walls and newly laid carpet, electric heater and a uPVC window with Venetian blinds to front aspect.

Rear Bedroom

11' 11" x 8' 4" (3.64m x 2.54m)

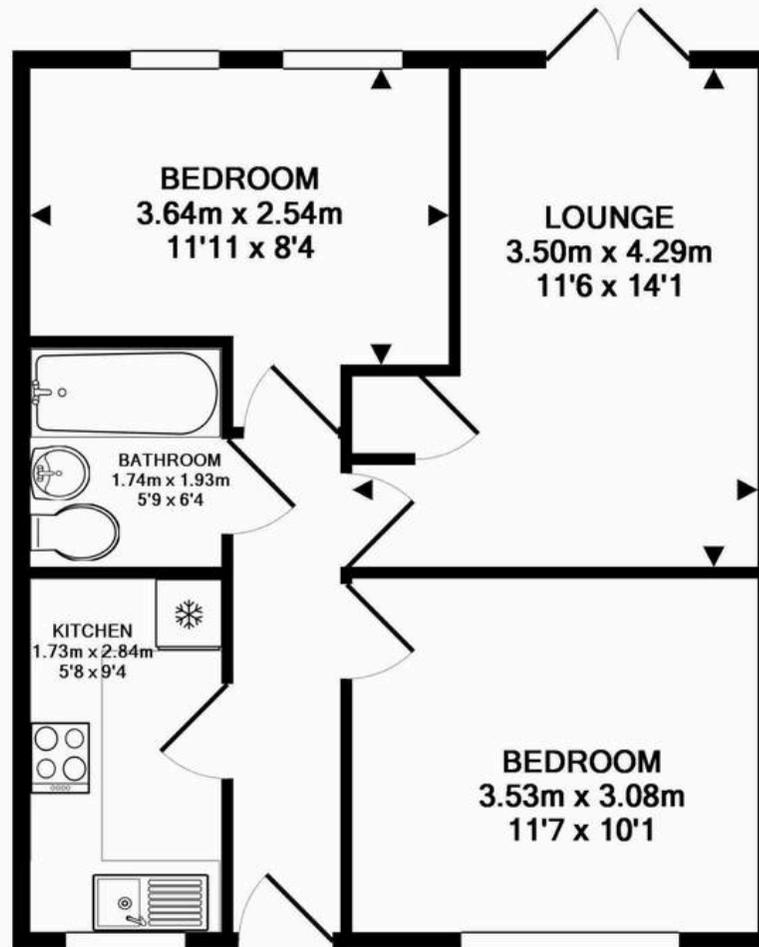
A well proportioned room with freshly painted walls and newly laid carpet, electric heater, and two uPVC windows with venetian blinds to the rear aspect.

Bathroom

6' 4" x 5' 9" (1.93m x 1.74m)

Fitted with a white 3-piece-suite with electric shower over the bath and glass shower screen, low flush WC, and pedestal wash hand basin. Finished with vinyl flooring and white walls, heated towel rail, spotlight fittings and a uPVC double glazed window with venetian blind to the side aspect.

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TOTAL APPROX. FLOOR AREA 46.1 SQ.M. (497 SQ.FT.)



Comfort Estates

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