



Leonard Street, Bulwell
£1,000 PCM

 **Comfort**
Estates



62 Leonard Street

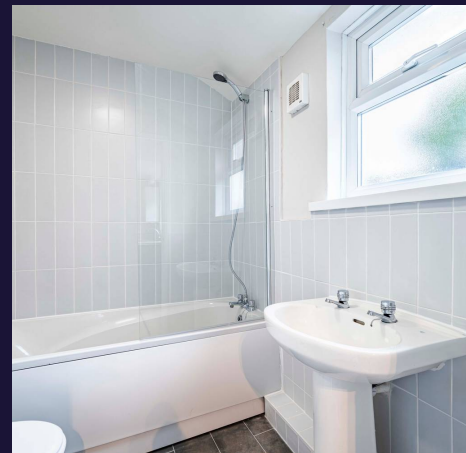
Bulwell, Nottingham

Comfort Estates are delighted to present this beautiful three-bedroom family home, offering spacious accommodation in a sought-after location.

Neutrally decorated throughout, this charming property is tucked away in a peaceful setting while benefiting from excellent transport links to Nottingham City Centre, as well as convenient access to the north and east of the city. Perfectly suited to families and professional tenants alike, this home combines comfort, space, and convenience.

The accommodation comprises an inviting entrance leading to two bright and spacious reception rooms, providing flexible living and dining space. To the rear of the property is a well-appointed galley-style kitchen, complete with an oven and hob which follows through to the family bathroom. Upstairs, the first floor offers three generously sized double bedrooms. Outside, the property benefits from a large private rear garden, providing the perfect space for relaxing, entertaining, or enjoying time with the family.

Offered **unfurnished** and **available from 9th September 2026**, this fantastic home is ready for its next tenants to move in and make it their own.





Galley Kitchen

11' 7" x 6' 5" (3.53m x 1.95m)

A newly decorated galley kitchen with a range of white base units, marble effect work surfaces, grey tiles and wood laminate flooring. Fixtures and appliances include a chrome sink with mixer tap, oven with electric hob. A back door leads out to the large private garden.

Lounge and Dining Room

Two spacious and well proportioned reception rooms provide flexible living space, with the option to use each space as either a living room, dining room, play room etc. as fitting the tenant's requirements. Both rooms are decorated neutrally, wood laminate flooring, feature pendant lighting and chrome sockets and switches, with large windows making for a light and bright space. The first reception room also benefits from some built in shelving.

Bedroom 1

12' 4" x 12' 4" (3.76m x 3.77m)

The first floor, front bedroom is a good sized double with windows to the front aspect. Neutrally decorated throughout with light coloured carpet.

Bedroom 2

12' 0" x 12' 7" (3.65m x 3.83m)

The first floor, back bedroom is another large and bright double with windows providing views to the rear gardens. This bedroom benefits from a feature fireplace and neutral décor with light coloured carpet.



Bedroom 3

8' 11" x 12' 6" (2.73m x 3.82m)

The final bedroom is situated in the attic and is another good sized double. This bedroom has also been neutrally decorated and benefits from a built in wardrobe and light coloured carpet.

Bathroom

6' 7" x 6' 5" (2.00m x 1.95m)

This family bathroom has been neutrally redecorated throughout - it includes a white 3 piece suite with wash hand basin, bath with shower attachment over and WC.

Garden

Private garden to the rear of the property which is accessed via the kitchen. The garden is enclosed with a paved and grass area- perfect for relaxing!



FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 41.5 m² FLOOR 2 30.0 m² FLOOR 3 13.0 m²
 TOTAL : 84.5 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

0115 933 8997 • info@comfortestates.co.uk • www.comfortestates.co.uk