



Rolleston Drive, Lenton
£1,100 pcm



Rolleston Drive

Lenton, Nottingham

Comfort Estates are proud to present this three-bedroom semi-detached home located on Rolleston Drive, Lenton.

The ground floor offers a spacious entrance hallway leading to the dining room, kitchen and living room. Upstairs, the first floor features three generously sized bedrooms and two bathrooms – one with a shower over the bath and wash basin, and the other with a wash basin and toilet.

The property has been redecorated throughout, with new carpet fitted on the stairs and landing, and the kitchen floor freshly sanded and varnished.

Ideally positioned, Rolleston Drive is just a short walk or drive from Nottingham City Centre, offering a wide range of shops, restaurants, cafés and more. Castle Marina retail park is also close by, providing additional amenities. Many schools and nurseries are also within walking distance as well as Queen's Medical Centre and both Universities only a short distance away. Located on the borders of The Park Estate, this property benefits from a highly desirable setting.

Available to rent now – Contact Comfort Estates to arrange a viewing today!





Entrance

Enter via uPVC composite front door into the entrance hallway with exposed original floor boards, gas central heating radiator, alarm panel, providing access to ground floor accommodation and stairs leading to the first floor. The stairs and landing have been fitted with new carpet.

Kitchen

14' 1" x 12' 0" (4.28m x 3.66m)

A well-appointed family kitchen with a range of white wall and base units with high gloss doors, marble effect roll-edge worktops with breakfast bar seating area, 5 ring gas burning hob, stainless steel electric double oven with extractor fan over, 1 ½ stainless steel sink and drainer with mixer tap over, space and plumbing for washing machine and slimline dishwasher, metallic tile splashbacks, spotlight fitting, double glazed French doors opening into the rear garden and access through into the dining room.

Lounge

14' 0" x 13' 0" (4.27m x 3.96m)

A well-proportioned lounge with bay window to the front aspect having some original features including deep skirting boards, picture rail and coving, with the addition of an ornamental fireplace with tiled hearth, switches, sockets and large gas central heating radiator. Additional benefits include some built in shelving.

Dining Room

15' 3" x 9' 0" (4.65m x 2.75m)

With wooden flooring, uPVC double glazed window to the side aspect and French doors to the rear aspect, gas central heating radiator, neutral décor, spotlight fitting and built in cupboard housing the combi boiler.



Master Bedroom

11' 11" x 11' 1" (3.63m x 3.39m)

The master bedroom has wood laminate flooring, uPVC double glazed window to the front aspect, large gas central heating radiator, light fitting, switches and sockets.

Bedroom 2

13' 11" x 11' 7" (4.25m x 3.53m)

With wood laminate flooring, deep skirting boards, gas central heating radiator, large uPVC double glazed window to the rear aspect, light fitting, switches and sockets. The room also benefits from a built in wardrobe and shelving.

Bedroom 3

9' 9" x 9' 0" (2.96m x 2.75m)

With patterned carpets, coloured walls, gas central heating radiator, uPVC double glazed window to the rear aspect and wall mounted shelves. This room makes a perfect spare room, nursery or home office.

Bathroom

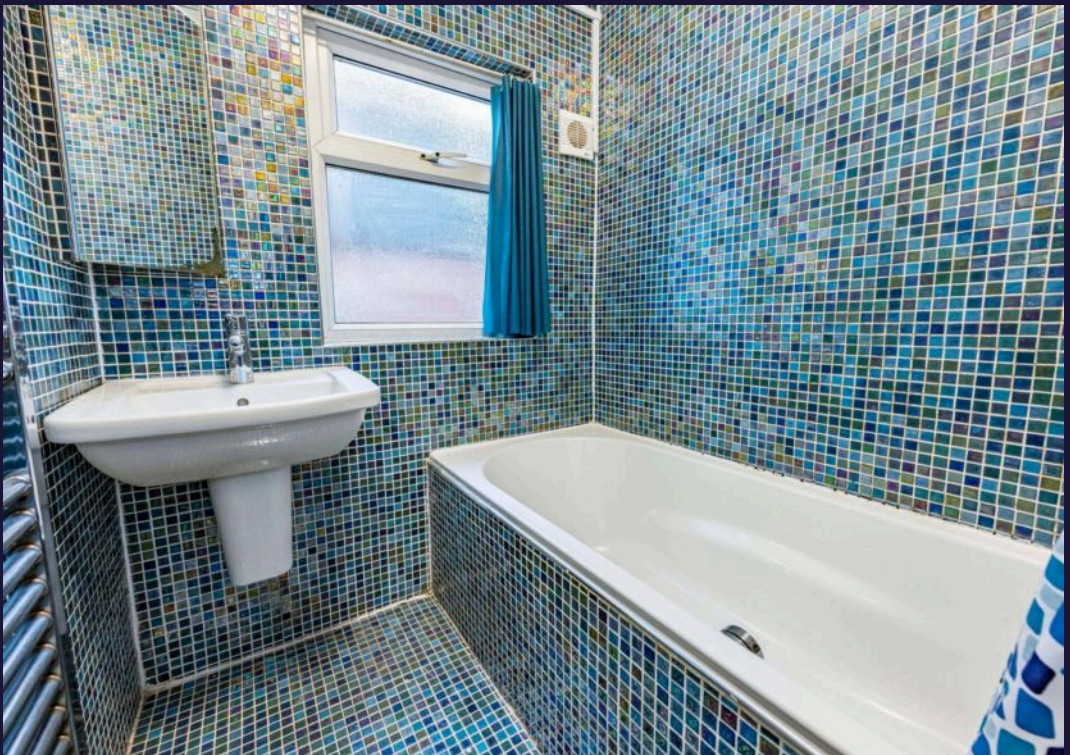
A fully mosaic tiled room with panelled bath with mixer shower over, shower curtain and rail, wall-hung wash hand basin with stainless steel mixer tap over, enclosed light fitting, uPVC double glazed window to the side aspect and gas central heated towel rail.

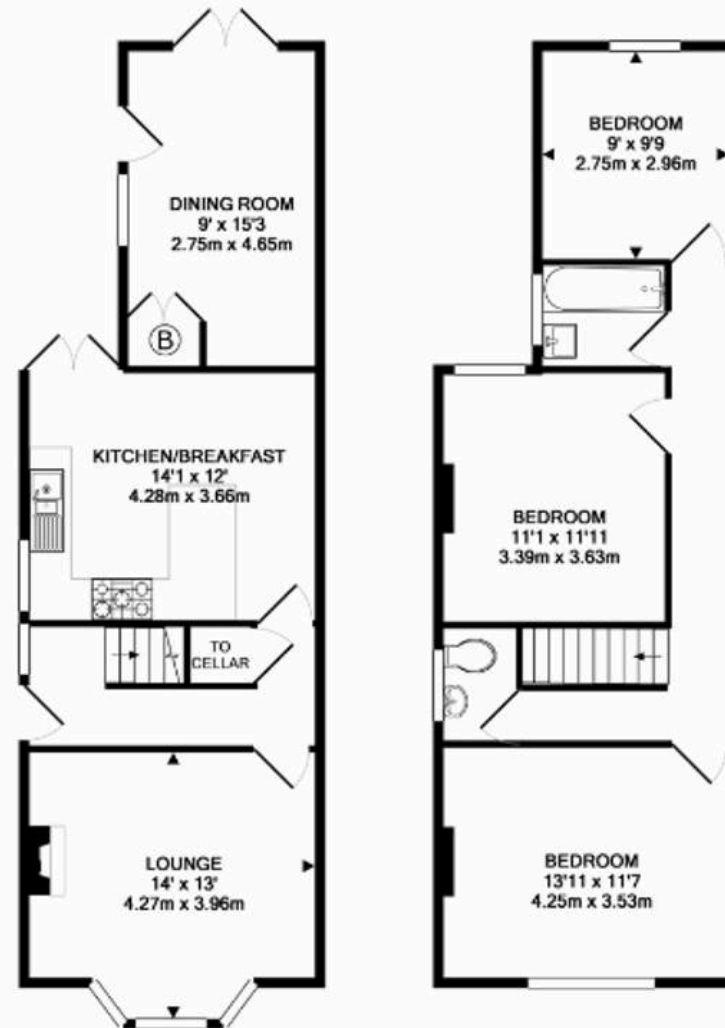
WC

Also located on the second floor of the property is a neutrally decorated WC complete with toilet and wash basin.

Basement

Access from hallway with space for storage and access to fuse box and gas and electricity metres.





TOTAL APPROX. FLOOR AREA 1096 SQ.FT. (101.9 SQ.M.)



Comfort Estates

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