



Lamcote Grove, Nottingham  
£1,582 pcm

 **Comfort  
Estates**



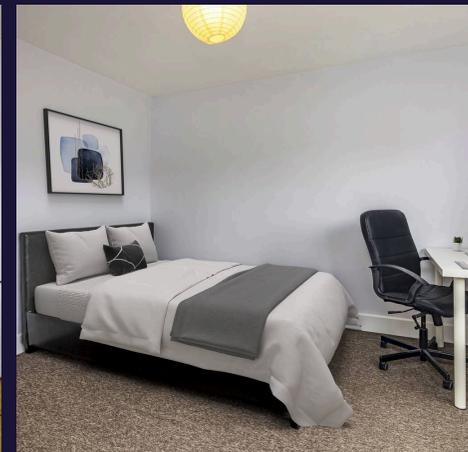
## 12 Lamcote Grove

Nottingham, Nottingham

A great four bedroom student property situated just outside the city centre within 15 minutes walk of the central train station. Ideally located if you are a student studying at NTU city campus or at Clifton, located in between both campuses. Excellent transport links nearby and you will be extremely close to the tram giving the added benefit if you study at Clifton campus. All bedrooms are equipped with 4 double bedrooms with double beds, a wardrobe, a chest of drawers, a desk and desk chair. The house has 2 bathrooms, a fully refurbished kitchen, a lounge with a TV provided, and a dining room.

Live in the heart of The Meadows, with the Embankment's riverside walks and sports venues nearby. Just a short walk to the train station, with excellent public transport links including trams to the City Centre, University Park, and Clifton Campus.

Don't miss out on making this stunning property your new home – book your viewing today!





## 12 Lamcote Grove

Nottingham, Nottingham

| Bills Option Available | 360 Virtual Tour Available | All Double Bedrooms |  
Modern Kitchen | Close to Trent Bridge and West Bridgford | Close to Public  
Transport Links & Train Station |  
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Bills Included Option Available
- Modern Fitted Kitchen
- Four Double Bedrooms
- Dining Room
- TV Included
- Washing Machine
- Alarm
- Great Transport Links



### **Kitchen (Ground Floor)**

This kitchen has been completely refurbished to a high standard and is fitted with everything you need to host dinner parties or having a quiet night in. The kitchen is fitted with a gas cooker and oven, perfect for unleashing your inner chef. The kitchen is perfect for socialising. The kitchen is fitted with a fridge/freezer with plenty of storage available.

### **Dining Room (Ground Floor)**

The dining room is fitted with a large table with 4 chairs, with an abundance of natural light, this is a perfect space to enjoy meals. This space accommodates for all and it's perfect to host guests or enjoy your home-cooked meals.

### **Lounge (Ground Floor)**

The living room is a perfect space for putting your feet up after a long day or relaxing with friends with large windows it brings lots of natural lighting in. The lounge has comfortable sofas it's a perfect space to relax with your feet up with guests or not! This is a perfect space for you to claim yours.

### **Four Double Bedrooms (First Floor)**

These 4 large double bedrooms are fitted with everything you need to make the space your own. Each room has a desk, drawer and wardrobe with all the space and storage available for you. These are great rooms for you to make it your own, with lots of natural lighting flowing in. (Bedrooms on the first and second floor)

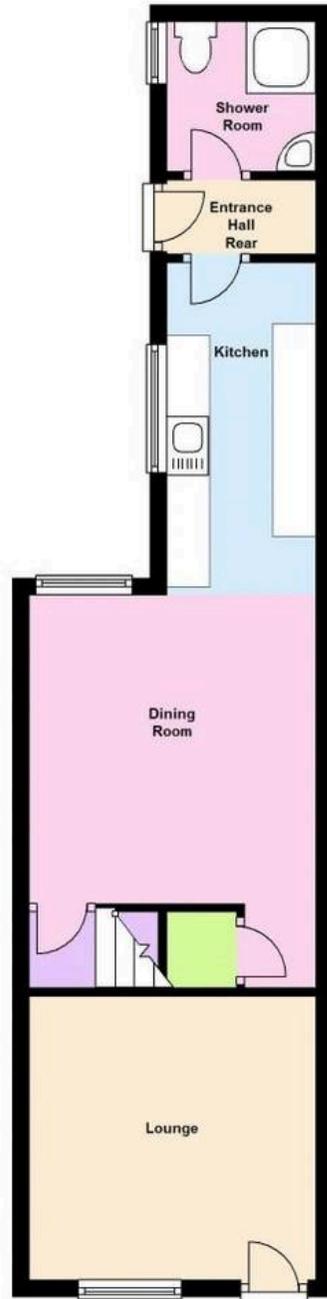
### **Two Bathrooms**

These bathrooms are fitted with everything you need to relax and enjoy your evening. Fitted with shower and bath, toilets and sinks these are the perfect addition to this already amazing property. (Bathrooms on ground and first floor)



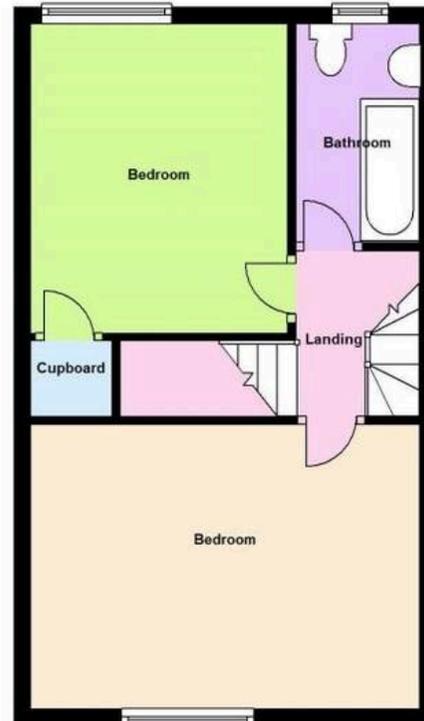
### Ground Floor

Approx. 38.5 sq. metres (414.9 sq. feet)



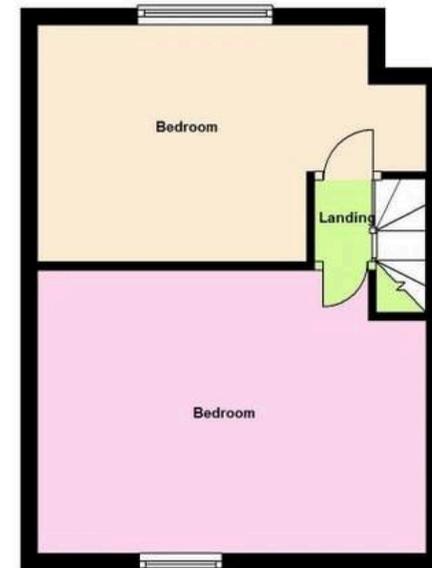
### First Floor

Approx. 36.3 sq. metres (390.5 sq. feet)



### Second Floor

Approx. 27.8 sq. metres (299.1 sq. feet)



Total area: approx. 102.6 sq. metres (1104.5 sq. feet)



## Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

0115 9338997 • [info@comfortestates.co.uk](mailto:info@comfortestates.co.uk) • [www.comfortestates.co.uk](http://www.comfortestates.co.uk)