



Elmcroft
3 Lucknow Drive | Mapperley Park | Nottingham | NG3 5EU

FINE & COUNTRY

ELMCROFT



A truly outstanding detached family home offering luxurious generous proportions and situated on Lucknow Drive, one of the Mapperley Park conservation area's finest addresses.



KEY FEATURES

ELMCROFT

Coming to the market for the first time in over 40 years and originally constructed in 1925, Elmcroft stands as a fantastic example of first-class versatile living, set within approximately three quarters of an acre of beautifully landscaped gardens. The excellently appointed accommodation extends to approximately 6,900sq.ft in all, and is arranged across the main house, detached annexe, a range of outbuildings and garaging. Offering charm, space and a wealth of character features to the main house, the recently completed annexe brings a more modern addition which could lend itself to a variety of needs. The space both within this home and its surrounding grounds is rarely found so close to a city centre and its abundance of amenities, Elmcroft is undoubtedly an opportunity not to be missed.

THE MAIN HOUSE

Offering approximately 5,600sq.ft of accommodation arranged over two floors, the main house provides spacious family living with practical arrangement. Upon entering the property, you are immediately greeted by the substantial reception hall, an entertaining space within its own right. The majority of the principal ground floor accommodation leads off this hall which, in brief, comprises of; formal dining room with bay window overlooking the front garden, formal sitting room with French doors leading out on to the side terrace, breakfast kitchen with pantry, lounge with a purpose-built bar area, garden room/gym, study, utility room and cloaks with WC. A hidden gem within this home is the 29ft indoor heated swimming pool, and this sits in working order beneath a temporary floor that has created the garden room and lounge. With some minor works, the pool could easily be reinstated and complimented by the shower facilities, changing booths and sauna already in place.

To the first floor, a substantial landing provides access to the sleeping accommodation with 5 spacious bedrooms, 2 bathrooms and a separate WC to be found. Undoubtedly, one of the key highlights of this home is the traditional games room/ lounge which leads off the first-floor landing. A phenomenal space to retreat to or enjoy with the family with its bespoke fitted cabinetry, character features to walls and ceilings, space for a full-size snooker table and several lounging areas to enjoy.





















THE ANNEXE

The recently completed annexe offers fantastic and nearly new accommodation providing versatility in its uses. Comprising of an entrance hall with cloaks, a spacious double bedroom, fully fitted family bathroom and an open-plan living/ dining kitchen with bi-folding doors that lead out on to private paved garden. The annexe would perfectly suit dependant relatives, multi-generational living or even older more independent children.





GARDENS & GROUNDS

Elmcroft enjoys truly stunning landscaped gardens to all sides which extend to approximately three quarters of an acre in all, and you are immediately impressed upon entering the grounds through one of two electrically operated gates. The house sits nestled amongst manicured lawns, stocked borders, established trees & shrubbery and a beautiful pond feature which stands prominently on the frontage. A number of outbuildings/ stores can be found throughout the grounds, as well as ample hardstanding car parking for a number of vehicles and an oversized double garage.











LOCATION

Mapperley Park conservation area is an extremely sought-after suburb of Nottingham offering a pleasant mix of period and contemporary homes amongst tree lined avenues. It is within extremely easy reach of Nottingham City Centre (approximately fifteen minutes' walk) as well as the regions commercial and retail centres. There is also good access to Nottingham High Schools, Hollygirt Independent School and the city's universities and hospitals.

Nottingham City Centre 1 mile
Mansfield 14 miles
M1 Motorway J26 4.6 miles
A610 2.5 miles
Queens Medical Centre 3 miles
East Midlands Parkway 12.5 miles
East Midlands Airport 16 miles

SERVICES

Mains electricity, water gas and drainage are understood to be connected to the main house. The annexe benefits from mains drainage and water with an electric boiler.

TENURE

Freehold.

COUNCIL TAX BAND: H

VIEWINGS

Strictly by appointment with Fine & Country Nottinghamshire. Contact Pavlo Jurkiw on 01159 822824 for more information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54	57	
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	2002/91/EC

3 Lucknow Drive Nottingham
Approximate Gross Internal Area
Main House = 520 sq.m/5595 sq.ft
Outbuilding = 30 sq.m/322 sq.ft
Garage = 37 sq.m/394 sq.ft
Annexe = 59 sq.m/632 sq.ft
Total = 646 sq.m/6943 sq.ft



Illustration for identification purposes only, measurements are approximate, not to scale.
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We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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