



## FOR SALE

## £525,000

### Exceptional Five Double Bedroom House with Stunning Views

#### ADDRESS

12 Lucknow Avenue,  
Mapperley Park,  
Nottingham,  
NG3 5BB

#### SIZE

204.60 m<sup>2</sup> (2,202 ft<sup>2</sup>)  
Approx. gross internal floor area

#### KEY FEATURES

- + Five double bedrooms, two bathrooms
- + Over 2,000 square feet
- + Large kitchen diner / entertaining space
- + Original features & log burner
- + Landscaped garden
- + Garage and off-road parking
- + Stunning views
- + Walking distance to city centre
- + Freehold
- + Sold with no onward chain

#### OVERVIEW

This refined Edwardian home offers over 2,200 square feet of beautifully balanced family living in a peaceful, private setting. Period character blends seamlessly with modern comfort, featuring an impressive open plan kitchen and dining space, two newly fitted bathrooms, a 2022 boiler, double glazing, a Minton tiled hallway and a log burner. The landscaped rear garden is designed for low maintenance and enjoys sunlight throughout the day.

The ground floor provides generous living and entertaining space, while the first floor includes a master bedroom with far reaching views, two further doubles and a luxurious family bathroom. The top floor offers two additional double bedrooms, ideal for guests or home offices.

Externally, the property benefits from off road parking, a garage and a private raised garden that is not overlooked. Exceptional front facing views and striking sunsets complete this superb family home.

#### LOCATION

The property is situated on Lucknow Avenue in the leafy suburb of Mapperley Park, an ever popular residential location within walking distance to Nottingham city centre, approximately 1 mile away. Lucknow Avenue is one of the most desirable locations and roads to live in the conservation area of Mapperley Park.

The house is set back from Lucknow Avenue on a private road, enjoying elevated and far reaching views over the valley. Lucknow Avenue is a quiet and tree lined road, positioned in between two of Nottingham's best connected roads, Mansfield Road and Woodborough Road (B684). Both provide direct access into the city centre.

The immediate area is characterised by residential property, but there are a wealth of local shops, restaurants, pubs and amenities in close proximity in Nottingham city centre, on Mansfield Road and Plains Road.

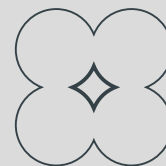
Mountford House Nursery, Nottingham High School, Carrington School and Bluecoat Academy are all within walking distance of the property. Nottingham railway station is just two miles to the south providing direct access up and down the country, and Junctions 24, 25 and 26 of the M1 Motorway are all easily accessible, ideal for commuting families.



## CONTACT

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# RPRS



## ACCOMMODATION

GF	76.90 m <sup>2</sup>	828 ft <sup>2</sup>
1 F	68.90 m <sup>2</sup>	742 ft <sup>2</sup>
2 F	40.60 m <sup>2</sup>	437 ft <sup>2</sup>
Garage	18.10 m <sup>2</sup>	195 ft <sup>2</sup>

**TOTAL** 204.60 m<sup>2</sup> 2,202 ft<sup>2</sup>  
Approx. gross internal floor area (inc. garage)

## SERVICES

The property has mains gas, electricity, water and drainage.

## COUNCIL TAX

The accommodation is rated in Council Tax Band E.

## TENURE

Freehold.

## GUIDE PRICE

£525,000

## NOTE

A member of the RPRS staff is associated with this property.

## VIEWING

Please contact sole selling agents:  
RPRS  
0115 697 6997  
property@rprs.co.uk





## GROUND FLOOR

### Hallway

The welcoming entrance hallway with original Minton tiled floor is a good size. There is under stair storage and an additional cloakroom and storage area.

### Kitchen / Diner (10.80m x 4.65m max.)

The space has been knocked through to provide a large kitchen diner and can be configured in number of ways providing flexible accommodation. Fitted with a range of contemporary base and eye level units with contrasting white worktops, complete with breakfast bar, double sink, and complimentary pattern tiling to splash backs. The herringbone floor and restored fireplace and ceiling rose ensure the period appearance of the property is retained. Two sets of double French doors lead on to the rear yard.

### Lounge (4.74m x 3.79m max.)

The living room is located to the front aspect and benefits from coving, original skirting boards and enjoys views through the bay window. It has a multi fuel log burner with Yorkshire stone hearth.

### Utility (2.78m x 1.95m max.)

Providing space for washing machine and tumble drier. There is an additional sink and ample further storage.

### Shower Room / Downstairs WC (2.78m x 0.95m)

The downstairs WC has toilet and vanity sink together with a large shower. The floor and windowsill are Italian marble and there is a recessed LED mirror.

## GARAGE & PARKING

There is off road parking for one vehicle. Further parking is available on street.

The garage is of a good size and provides useful additional space.





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### FIRST FLOOR

Bedroom 1 (4.82m x 3.79m max.)

A spacious double bedroom with bay window overlooking the valley. The room is carpeted and has two tone colour scheme with picture rail and a restored cast iron radiator.

Bedroom 2 (4.27m x 3.66m max.)

Large rear facing double bedroom has carpeted flooring, two tone colour scheme with picture rail and a restored cast iron radiator.

Bathroom (2.63m x 2.08m)

The bathroom is fitted with a range of luxury fixtures and fittings including a freestanding roll top bath with shower mixer, large rectangular shower with traditional overhead shower and separate hose, large vanity sink, toilet and black wall mounted towel heater.

The bathroom is part tiled with contrasting white marble effect wall and floor tiles and black herringbone tiles in the shower. All the taps and details are brass, creating a luxury black and gold bathroom suite.

Bedroom 3 (3.66m x 3.05m)

A double bedroom overlooking the garden. Neutrally decorated with carpeted flooring and a restored cast iron radiator.



### SECOND FLOOR

Bedroom 4 (4.26m x 3.22m max.)

A large double bedroom with plastered and painted walls, spot lighting and oak effect laminate floor. The room can also be used as a dressing room or office.

Bedroom 5 (4.26m x 3.79m)

This front facing double bedroom has plastered and painted walls, spot lighting and oak effect laminate flooring. The views from this room over the landscape are the best in the house. It is currently used as an office by the present owners.

### REAR OUTSIDE SPACE

To the rear, there is a good sized yard which is great for barbeques and entertaining.

The elevated garden is laid to lawn, is a sun trap and is not overlooked. This space has been landscaped and has a fencing enclosure with attractive rear brick wall together with border plants, shrubs and bushes providing a variety of year-round colours.

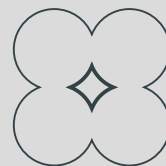




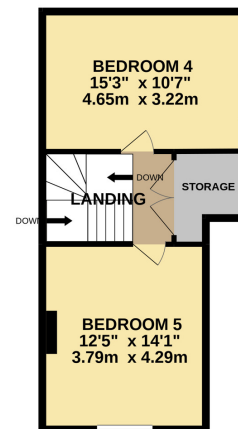
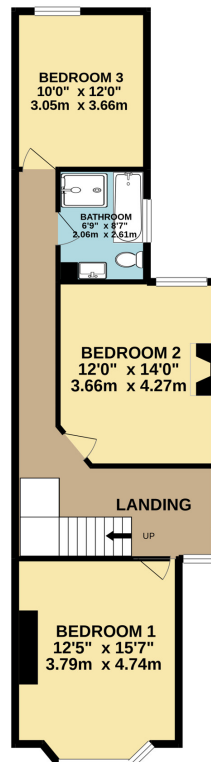
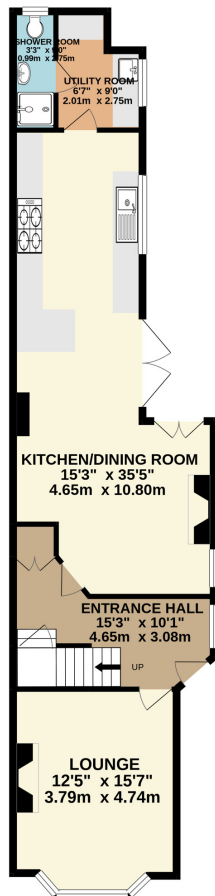
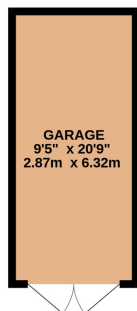
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# RPRS



## Energy Performance Certificate (EPC)

Energy Efficiency Rating: D - full report available upon request



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Date: January 2026