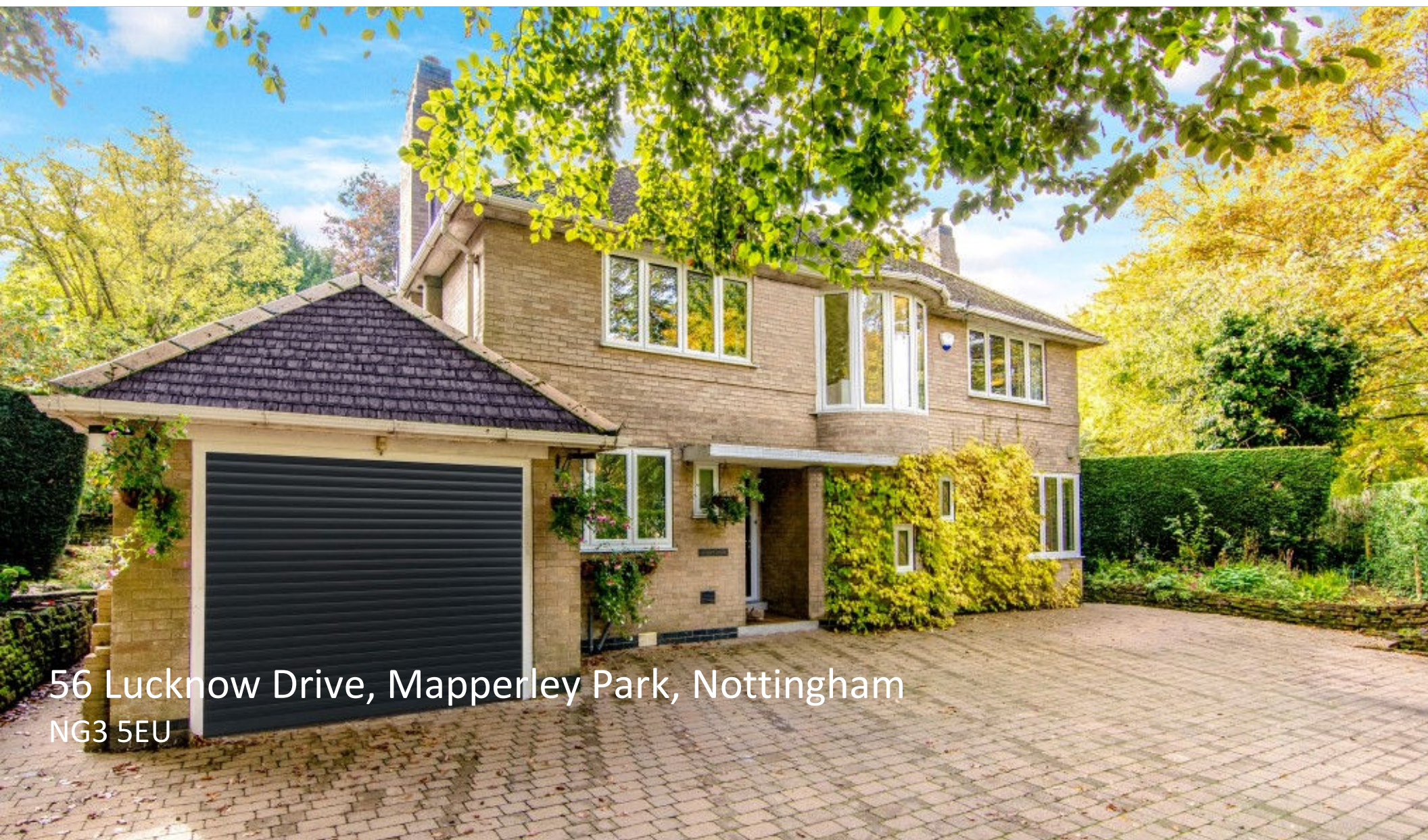




ELITE HOMES

Consultative Estate Agents with Integrity



56 Lucknow Drive, Mapperley Park, Nottingham  
NG3 5EU



## Overview

Elite Homes are delighted to bring to market this impressive house in the prestigious and popular Mapperley Park conservation area.

This home occupies a large corner plot (approx. 1/3 of an acre) with a highly desirable flat garden and gated flat driveway, a true bonus in this somewhat hilly area.

## Key Features

- Impressive Large Family Home on Superb Corner Plot
- Spacious Double Bedrooms and Three Bathrooms
- Three Fantastic Reception Rooms plus Large Conservatory
- Dining Kitchen, Utility, WC and Cloakroom
- Feature Fireplaces and Flexible Room Layout
- Master Suite with Dressing Room, En-Suite and large Terrace/Balcony
- Private Driveway with Electric Gates, Parking for 5 Cars and Garage
- Beautiful South Facing Gardens Surround the Property
- Prestigious Mapperley Park Location

## Description

The property offers versatile family accommodation, spread over three floors, including a superb Master Suite and impressive Conservatory.

Built in the 1930s within the original grounds of the C Mapperley Hall this home is surrounded by tree lined yet is only a mile from Nottingham city centre. Appro through electric gates the house sits within a mature maintained and sunny garden. The driveway has an room for five cars.

### Ground Floor Accommodation

The downstairs accommodation is adaptable to flex varying needs of a growing family. The property is large enough for the family to spread out yet offers well proportioned rooms that allow for everyone to come together. The downstairs layout has a lovely flow that makes this family home great for entertaining.

The Dining Kitchen, with Amtico flooring, has all the built in appliances like a dishwasher, fridge, microwave, ring gas hob and electric oven. It also has the added of offering the warmth, comfort and delights of Aga cooking. With space for informal dining this Kitchen is a great for the family.

A separate good sized Utility Room has plumbing for washing machine and a tumble drier as well as a utility Boot Room and Wine Storage. A modern, hole in the multi-fuel stove makes an attractive focal point in the Room. A large archway leads through to a spacious aspect Dining Room with French doors into the garden.

A delightful contemporary Conservatory, with Porcelain flooring, links the Dining Room to the Kitchen making a wonderful entertaining space as well as becoming the of the house over the summer months.

In addition there is a roomy Snug / Library that has a different vibe with its original Arts and Crafts fireplace room would work equally well as a Playroom, Music TV Room or Home Office. The downstairs is finished with a Karndean floored hallway, two Guest WCs and an garage with electric door.

### First Floor Accommodation

The first floor is reached via a pleasing curved staircase with feature window that allows light to flood the well proportioned landing. The Master Bedroom has French doors leading onto a large south-facing Balcony. The Bedroom also leads to a generously sized Dressing with wonderful natural light. The Master Suite is complete with an En-Suite Bathroom that has both a bath and separate shower. This Suite of rooms is a parents' haven.

There are two further good size double Bedrooms to front of the property. One with the benefit of an En-Suite with a roomy shower and handy alcove that can be used as a Dressing Area, Study Space or Walk-In Wardrobe.

### Second Floor Accommodation

The upstairs accommodation is completed with study/hobby room/potential double bedroom four dormer window and a Family Bathroom.

### Gardens

Outside is a delight in this sunny garden with plenty space for 'zones' allowing a family to easily have a children's play area as well as plenty of room for alfresco dining, barbeques and general entertaining. The flat 'zone' is perfect for family sports like French cricket, football, boules and short-lawn tennis. Rhododendrons, camellias, daffodils and magnolia's make this a wonderful spring garden whilst the herbaceous border and hydrangeas give colour throughout the summer. Apples and a delicious plum tree add a final touch to this private, secure garden.

### Council Tax Band H





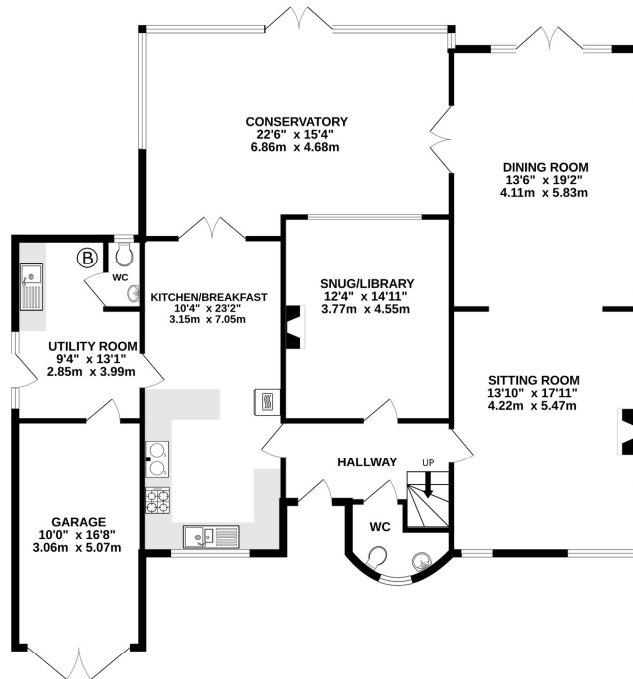




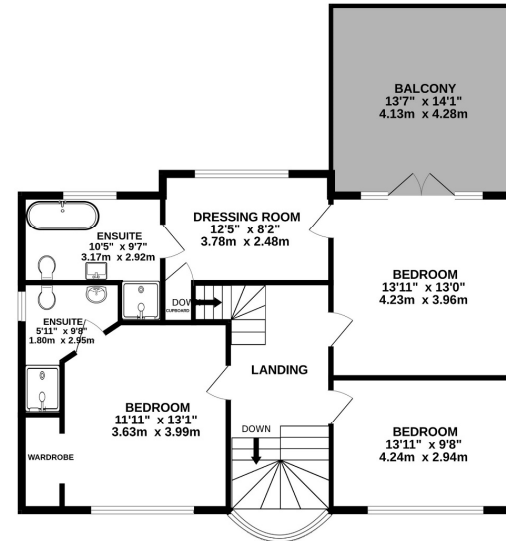




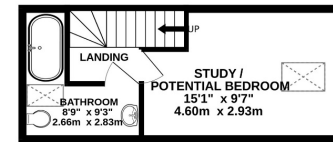
GROUND FLOOR  
1732 sq.ft. (160.9 sq.m.) approx.



1ST FLOOR  
918 sq.ft. (85.3 sq.m.) approx.



2ND FLOOR  
237 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA : 2887 sq.ft. (268.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59   D	77   C
39-54	E		
21-38	F		
1-20	G		

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