

# Lucknow Drive

Mapperley Park  
Nottingham  
NG3 5EU

**Offers Over £1,200,000**



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- Delightful Conservation Area
- Impressive Edwardian Detached Home
- Well Presented Interiors
- Popular Road within Mapperley Park
- Wealth of Features
- Six Bedrooms
- Three Bath/Shower Rooms
- Lounge with Fireplace
- Dining Room with Fireplace
- Sitting Room/Study
- Modern Fitted Kitchen
- Breakfast Room with bi-folding doors
- Play Room/Music Room/Store Room/Utility and WC
- Large Paved Terrace with Glazed Balustrade
- Established Gardens and Impressive Decking Area
- Large Single Garage
- Internal Area Approx. 4,260 Sqft including Basement & Garage
- Viewing Recommended



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## Lucknow Drive, Mapperley Park, Nottingham, NG3 5EU

### Key Features

Situated in the delightful Mapperley Park conservation area on one of the more popular roads lies number 37, an impressive, detached residence located in a commanding setting overlooking its very own large established garden and mature trees.

FHP Living feel privileged to be offering for sale this handsome detached Edwardian residence with some fabulous original "Arts and Crafts" features with the accommodation creatively arranged over four floors. Well-presented and boasting over 3,500 Sqft of living space, this fabulous home must be viewed to be fully appreciated.

Offering the sort of comfort and convenience that one would associate with a property of this nature, lying around two miles from the Nottingham City Centre and its associated amenities, the property itself briefly comprises: reception hall with feature staircase ascending to the upper levels, ceiling cornicing, parquet flooring and cloaks/WC. From there, access is gained to the lounge, offering an attractive marble fireplace, double aspect windows, ceiling cornicing, and access to the rear terrace, whilst the adjacent formal dining room features a large inglenook style fireplace with arched inset tiles, built in seat, fine wooden decorative fascia, double aspect windows, ceiling cornicing and further door leading out onto the same rear terrace. To the fore, there is a further sitting room/study completing the three reception rooms. This together with the spacious modern kitchen, fitted with a range of units and appliances, incorporating two arched windows, granite work surfaces, and open access through to the breakfast room, with bi-folding doors which opens onto the rear terrace and garden, completes the ground floor's living space.

To the first floor, there is a spacious landing with central beam, offering access to the large master bedroom with double aspect windows allowing natural light, and access to the en suite bathroom with bath, separate shower, and twin sinks. Three further guest bedrooms can also be found and a large family bathroom with bath and separate shower.

Turning to the second floor, there are two further bedrooms, one with an en-suite facility.

Music room/play room and storage rooms feature to the lower level, together with utility and WC.

Large single garage with electronically operated door, light and power. Outside, the beautiful gardens are established with paved areas and pathway to the fore, as well as a large lawned garden area to the rear, together with an array of bushes, shrubbery, beds, and mature trees. Overlooking this, is the substantial house and large paved terrace with glazed balustrade, a beautiful feature of this impressive home and viewing is highly recommended.

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate. Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.





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## Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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