

DISTINCTIVE
HOMES
by



37 Lucknow Drive
Mapperley Park, NG3 5EU

37 Lucknow Drive

Mapperley Park, NG3 5EU

Offers Over - £1,200,000

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.

www.fhpliving.co.uk





"A large paved terrace with glazed balustrade, a beautiful feature of this impressive home"





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.

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 floors living space.



- Delightful Conservation Area
- Impressive Edwardian Detached Home
- Well Presented Interiors
- Popular Road within Mapperley Park
- 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
- Playroom/Music Room, Store Rooms, Utility and WC
- Large Paved Terrace with Glazed Balustrade and Impressive Decking Area
- Established Gardens
- Large Single Garage
- Internal Area Approx. 4,260 Sqft incl Basement & Garage

VIEWING HIGHLY RECOMMENDED



"reception hall with feature staircase ascending to the upper levels"





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.

Basement storage, playroom/music room feature to the lower level, together with utility and WC and provides access to the garden.

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.



Basement
Approx. 68.0 sq. metres (731.4 sq. feet)



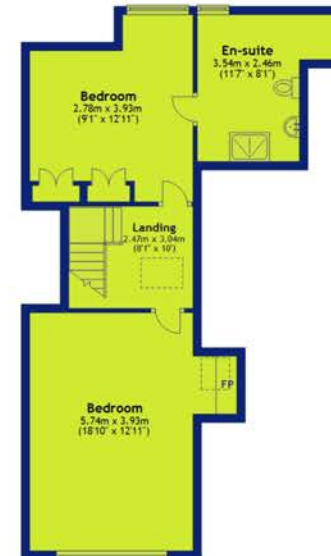
Ground Floor
Approx. 148.6 sq. metres (1600.0 sq. feet)



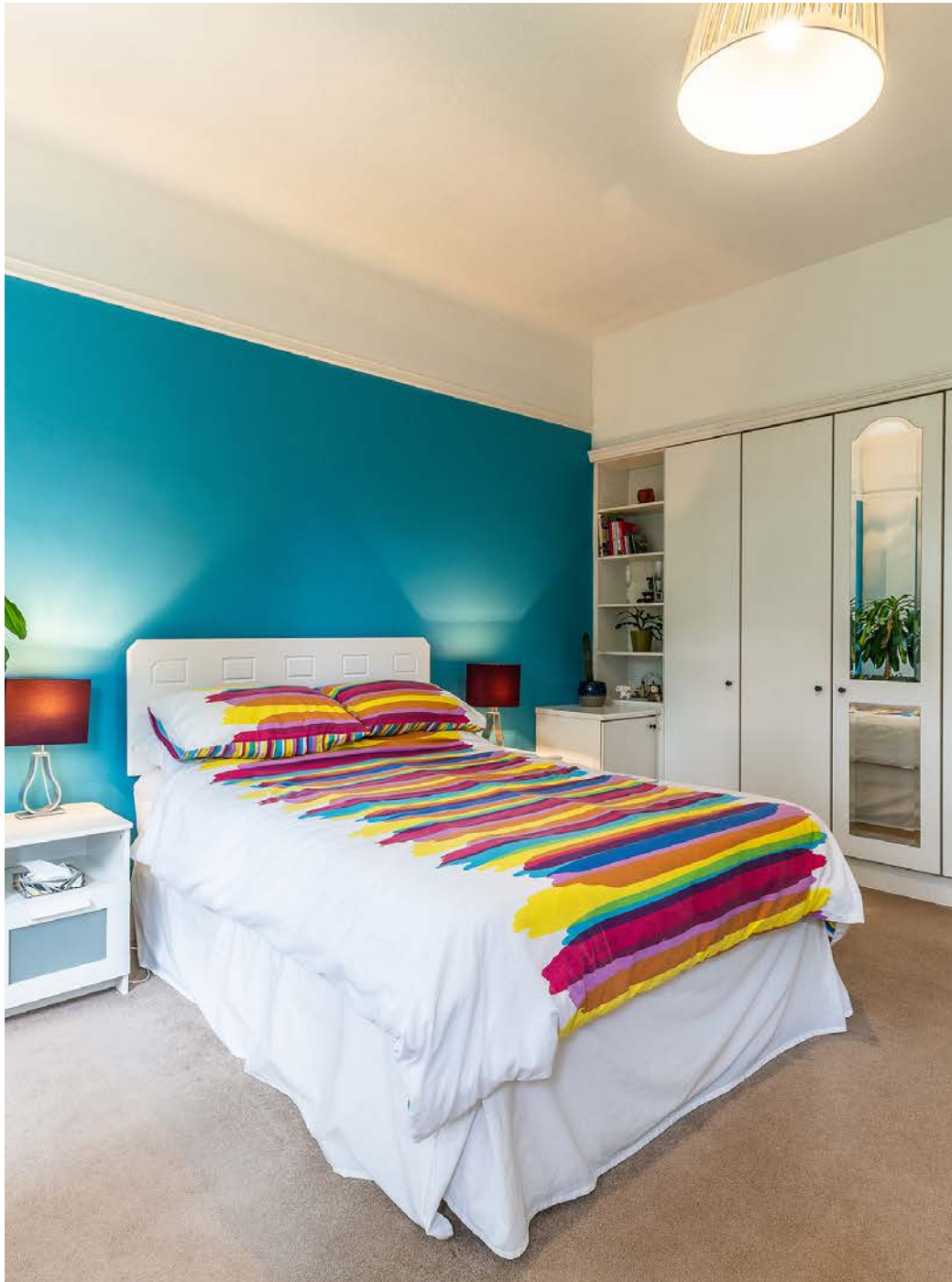
First Floor
Approx. 121.3 sq. metres (1305.6 sq. feet)



Second Floor
Approx. 58.1 sq. metres (625.5 sq. feet)



Total area: approx. 396.0 sq. metres (4262.4 sq. feet)



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		

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by FHP and no guarantee as to their operating ability or their efficiency can be given.



DISTINCTIVE
HOMES

by



Distinctive Homes by FHP Living

A collection of some of the best properties available in the most sought-after areas of Nottingham, and its surrounding suburbs and villages.

www.fhpliving.co.uk



Interested in this home?

Call the FHP Living Distinctive Homes Team

T: 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham NG2 6AU

FHP, their clients and joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contact and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and FHP have not tested any service, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Figures quoted in these particulars may be subject to VAT in addition. 09/11



Jason Cook
Mobile: 07876 396 010
jason@fhpliving.co.uk



Jane Dixon
Mobile: 0115 9415931
jane@fhpliving.co.uk

1 Weekday Cross
The Lace Market
Nottingham NG1 2GB