

DISTINCTIVE
HOMES

by



23 Lucknow Drive

Mapperley Park, NG3 5EU

www.fhpliving.co.uk

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Offers Over - £1,000,000

FHP Living feel privileged to be offering for sale this fabulous and refurbished home, built in 1904 and situated within this popular conservation area and on one of Mapperley Park's most elegant Drives.





- Impressive Detached Residence
- Two Floors of Accommodation
- Four Bedrooms
- Two Luxurious Bath/Shower Rooms
- Walk in Wardrobe from Landing
- Entrance Hall
- Spacious Open Plan Lounge/Dining Room
- Light & Airy Conservatory
- Stylish Contemporary Dining Kitchen
- Utility Room
- Cloaks/WC
- Large Home Office
- Cellars
- Two Garages
- Large Mature Garden Approx. 1/4 Acre
- Internal Area Approx. 3,150 Sqft including cellars.

EPC Rating E

Viewing Recommended.





Lucknow Drive's detached residence, spanning over 3,000 sqft, epitomises luxury in Mapperley Park's conservation area. The spacious open living and dining area, complemented by a feature fireplace, seamlessly connects to a commodious conservatory flooded with natural light.

The contemporary kitchen is newly fitted and custom built and offers a range of stylish units together with appliances which is complimented by attractive quartz work surfaces, whilst the addition of a utility room, spacious home office, cellars and cloaks/WC further enhances practicality. The home office has a full working fireplace so can remain an office or be changed back to another spacious sitting room.

To the first floor, four double bedrooms, a master with a lavish en suite shower room which is completely newly fitted (Porcelanosa) and custom built, a luxurious family bathroom with separate shower and a walk in wardrobe accessed from the main landing ensure comfort.

Outdoor features include two single garages, private and gated access to extensive gardens which are predominately laid to lawn to the rear, and offers a variety of bushes, plants and trees, together with an elevated terrace enjoying views of the same.

Occupying a plot in excess of 1/4 acre, this delightful property provides a serene retreat within easy reach of Nottingham's shops, bars, restaurants and associated amenities.

Finally, the property has been completely refurbished throughout, with double glazing, new central heating system and extensive Garden flooring throughout.







Total area: approx. 325.2 sq. metres (3500.3 sq. feet)



Arlington Drive



Trees Lined Avenues



Boys - Age 7 to 18
High School for Boys



Boys & Girls - Age 3 to 11
School for Boys & Girls

Situated within 2 miles of Nottingham City Centre, Mapperley Park is one of Nottingham's finest residential locations. It is a Conservation Area with many distinguished Victorian and Edwardian properties set along beautiful tree lined avenues.

Mapperley Hall, originally built around 1792, was owned by the Wright's – a local banking family. The last member of the family to live at the Hall was a Colonel in the British Army and many of the street names are associated with military campaigns and steeped in local history.

Today the area is a fusion of properties from modern apartments through to stunning period homes. It offers both young professionals and families a central location in Nottingham, from which to enjoy all that the City has to offer, within a peaceful hideaway. It is a popular location for medical professionals by virtue of its close proximity to Nottingham's City and QMC Hospitals and its easy access to King's Mill Hospital in Mansfield.

It is a thriving community with its own residents' website

www.mapperleypark.com and is the home of two private tennis clubs. Mapperley Park Tennis Club on Mapperley Hall Drive has four all-weather courts, two with floodlights, a practice wall and modern clubhouse. One of the oldest tennis clubs in the city is Magdala Tennis Club which has 3 all-weather "carpet" courts and 2 hard courts.

Mapperley Park is within walking distance of two of the best private schools in the country – The Nottingham Boys' High and The Nottingham Girls' High Schools. In addition, both St Joseph's and Holygirt Schools offer high educational standards with exceptional pastoral care. As a result the area is in demand with families who have children at any of these respected schools.

Wherever you are in Mapperley Park you benefit from quality amenities on your doorstep, whether it is the promenade of independent shops on Mansfield Road, including a Sainsbury's Local or a wider choice of restaurants and bars, in nearby Sherwood. The newly refurbished Park Inn Hotel offers an indoor swimming pool, spa & sauna and the 'Savoy' bar & grill restaurant and is situated at one of the entrances to this highly sought-after area.

Useful websites:

- www.nottinghamhigh.co.uk
- www.nottinghamgirlshigh.gdst.net
- <http://www.st-josephs.nottingham.sch.uk>
- <http://www.hollygirt.co.uk>



Mapperley Hall Drive



Lucknow Avenue



Girls - Age 4 to 18
Nottingham Girls' High School

Hollygirt

Girls - Age 3 to 16
Hollygirt Girls' School

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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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	48 E	
21-38	F		
1-20	G		

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Interested in this home?

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