

# Lucknow Drive

Mapperley Park  
Nottingham  
NG3 5EU

**Guide Price £625,000-£650,000**



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Location



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Video



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0115 841 1155



- Detached house
- Three bedrooms
- Conservation area
- Open plan living
- Separate office/studio
- Beautiful garden and patio
- Gated driveway
- Double garage
- Council tax - Band F
- Tenure - Freehold





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

This beautifully arranged and generously proportioned residence is situated in the highly sought-after location of Mapperley Park. This unique home combines modern comfort, flexible living spaces, and charming character.

As you enter, you're immediately drawn into the expansive living room-perfect for both entertaining and relaxing-with ample natural light flooding in through large windows. The dining room flows seamlessly from the living area, offering a superb space for family meals or hosting guests. Adjacent is a well-appointed kitchen, equipped with ample storage and preparation areas. This level also includes two comfortable bedrooms and a modern shower room, ideal for family use or guests.

A private staircase leads to the upper level to a spacious master bedroom suite, a stylish dressing area, and a luxurious bathroom featuring both a hydrotherapy bath and separate shower – a true sanctuary away from the main living spaces. Step outside to the patio that serves as an inviting space for alfresco living and entertaining. The patio and decking area is enhanced by a tranquil water feature, adding an ambient, soothing backdrop-ideal for peaceful mornings or relaxed evenings outdoors.

Beyond the patio is a beautifully landscaped garden oasis that offers both tranquillity and privacy. Framed by mature trees and lush greenery, the garden features a manicured lawn surrounded by vibrant borders, flowering shrubs, and stonework accents that provide timeless character. An elevated planting area and garden steps offer structure and visual appeal.

A gated driveway provides ample parking, also leading to the studio/gym-perfect for home workouts, creative pursuits, or working from home-as well as a spacious double garage for secure parking and additional storage. On top of the garage is a charming, paved seating area, a quaint and peaceful spot to relax and enjoy the surroundings.





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**Ground Floor**  
Approx. 42.7 sq. metres (459.7 sq. feet)



**Studio/Gym**  
5.45m x 2.89m  
(17'11" x 9'6")



**Double  
Garage**  
4.90m x 5.51m  
(16'1" x 18'1")

**Upper Ground Floor**  
Approx. 100.6 sq. metres (1083.1 sq. feet)



**First Floor**  
Approx. 39.5 sq. metres (425.1 sq. feet)



Total area: approx. 182.8 sq. metres (1967.9 sq. feet)





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## Interested in this home?

Contact the FHP Living Team on 0115 841 1155

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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	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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