

DISTINCTIVE
HOMES
by



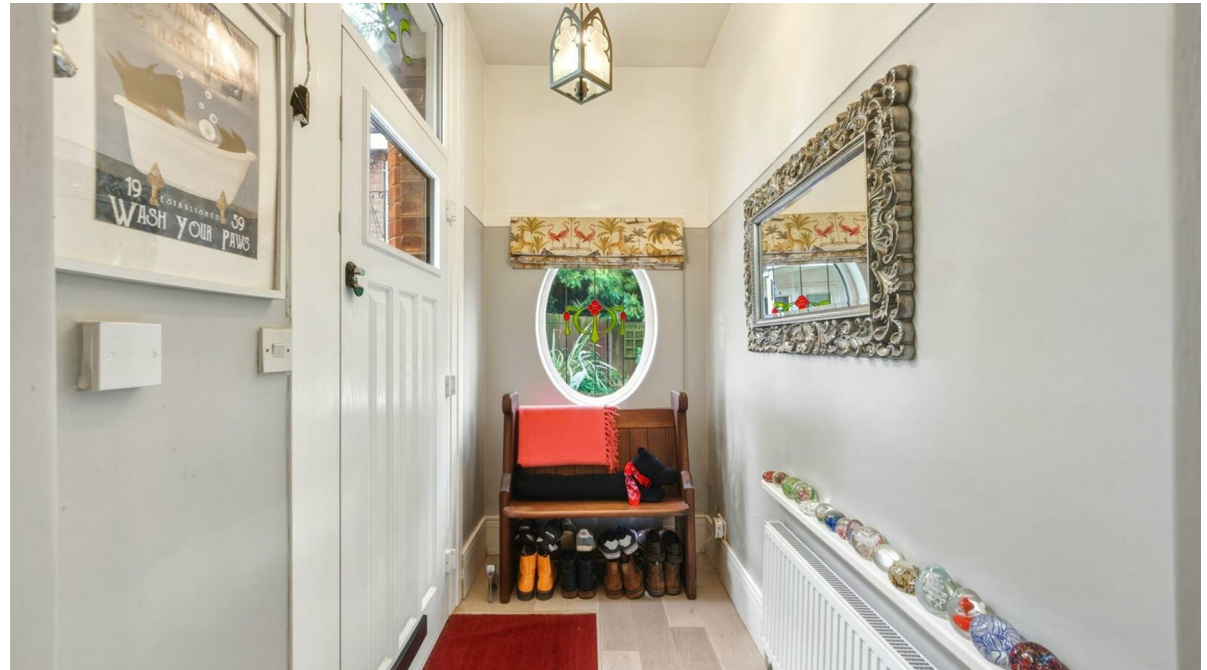
Lucknow Avenue

Nottingham, NG3 5AZ

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Situated within easy reach of Nottingham city centre and its excellent range of amenities, this charming ground floor garden apartment forms part of an attractive traditional former residence, ideally positioned within the highly sought-after leafy suburb of Mapperley Park. Renowned for its tree-lined avenues, elegant period homes, and convenient access to both the city and surrounding areas, Mapperley Park continues to be one of Nottingham's most desirable residential locations, offering a superb balance of tranquillity and accessibility. The property enjoys a delightful setting and combines character, space, and versatility, making it ideally suited to a variety of purchasers seeking a home with charm and established surroundings.





Full of appealing features, the accommodation offers a wonderful blend of charm, space, and practicality. The property is entered via an inviting and spacious reception hall, currently utilised as an elegant dining area, creating a welcoming first impression and an ideal space for both everyday living and entertaining. The generous lounge enjoys an abundance of natural light and features an attractive fully functioning log burner with marble surround together with French-style doors opening directly onto the gardens, seamlessly connecting the indoor and outdoor living spaces. The fitted kitchen is equipped with a comprehensive range of units, work surfaces, and integrated appliances, providing both functionality and ample storage.

The property further benefits from a well-proportioned principal bedroom enjoying pleasant views over the rear garden, creating a peaceful and relaxing retreat. There is also a second bedroom with luxurious boutique style en-suite facility with free standing bath. A further stylish shower room complemented by a separate WC and a versatile third bedroom.

Externally, the home continues to impress with a useful utility room, detached garage, and potting shed. A private driveway provides convenient off-road parking, while the beautifully established gardens are a particular feature of the property, being laid mainly to lawn with an attractive array of mature borders, well-stocked planting, pathways, and patio seating area — perfect for relaxing, dining outdoors, or entertaining during the warmer months.

Combining charm with generous accommodation and a highly desirable location, this delightful home offers a rare opportunity within Mapperley Park. An internal viewing is highly recommended in order to fully appreciate the character, space, and setting this wonderful property has to offer.





- Located in the highly sought-after Mapperley Park
- Ground floor garden apartment within an elegant period residence
- Easy access to Nottingham city centre and local amenities
- Spacious reception hall currently utilised as a dining area
- Generous lounge with feature fireplace and French-style doors to the garden
- Fitted kitchen with a range of units and integrated appliances
- Three well-proportioned bedrooms, including one with en-suite access
- Family shower room with separate WC
- Detached garage & Off road parking
- Beautiful established gardens, driveway, and off-road parking





Ground Floor

Approx. 153.3 sq. metres (1650.2 sq. feet)



Total area: approx. 153.3 sq. metres (1650.2 sq. feet)

Storage area on lower ground floor is 62.9m²
Plan produced using PlanUp.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D	58		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Interested in this home?

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