

DISTINCTIVE
HOMES
by



Lucknow Drive

Mapperley Park, Nottingham, NG3 5EU

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A Substantial Five-Bedroom Detached Family Home in a Prime Mapperley Park Location. Set within one of Nottingham's most sought-after residential addresses, this generously proportioned five-bedroom detached home offers versatile accommodation, a self-contained annexe, and beautifully tiered gardens, ideal for modern family living and entertaining.





The property is entered via a storm porch providing space for coats and shoes, opening into a striking vaulted reception hall with original stripped wood flooring. Currently utilised as a formal dining area, this impressive space features an exposed staircase rising to a galleried landing above. There is a well-proportioned, dual-aspect sitting room positioned to the front of the property, enjoying a bay window and a feature stone fireplace with inset gas fire. Double doors connect seamlessly to the open-plan kitchen/lounge/diner.

The extended kitchen/lounge/diner forms the heart of the home and provides an excellent space for family life and entertaining. The kitchen is fitted with a range of units, complemented by granite work surfaces and integrated appliances. The dining area retains the original wood-strip flooring. The lounge offers relaxed seating and enjoys views over the rear garden, with two sets of doors opening outside.

Off the reception hall are two further versatile ground-floor rooms. One is positioned to the front and is currently used as a fifth bedroom or gym, while the second overlooks the rear garden and is presently arranged as a double bedroom with a full wall of fitted wardrobes. A contemporary ground-floor shower room completes this level.





A galleried landing gives access to three bedrooms and the family bathroom. There is a generous dual-aspect double bedroom, benefitting from eaves storage, a built-in wardrobe and additional storage cupboard. The family bathroom is fitted with a three-piece suite including a bath with shower over, pedestal wash basin, WC and chrome heated towel rail. A further bedroom sits to the rear of the property, overlooking the garden and benefitting from air conditioning. The principal bedroom occupies the far end of the house and is a spacious double room with Velux windows, extensive eaves storage and two built-in wardrobes. This room is served by a modern en suite shower room featuring a walk-in shower, wall-hung vanity unit, chrome heated towel rail and backlit mirror.

The rear garden is arranged across four tiers and offers a variety of seating, play and entertaining areas. The lowest tier is accessed directly from the lounge and leads via steps to a recently paved dining and barbeque area. Further steps rise to a lawned section with central flowerbed, greenhouse and established borders. The upper tier provides a largely level lawn with a children's play area, shed storage and a mature tree-lined boundary to the rear.

The former garage has been thoughtfully converted to create a studio-style annexe, comprising an open-plan living and sleeping area with fitted wardrobes, a kitchenette and a three-piece en suite shower room. Previously used as short-term holiday accommodation, this space would also suit dependent relatives or guest accommodation. The property benefits from a driveway, with additional unrestricted on-street parking available along Lucknow Road.

Mapperley Park Conservation Area is widely regarded as one of Nottingham's most desirable residential suburbs, characterised by elegant period homes, modern dwellings and attractive tree-lined avenues. The city centre is within easy reach, offering an excellent range of retail, leisure and business amenities.





Lowest Ground Floor

Approx. 22.3 sq. metres (239.8 sq. feet)



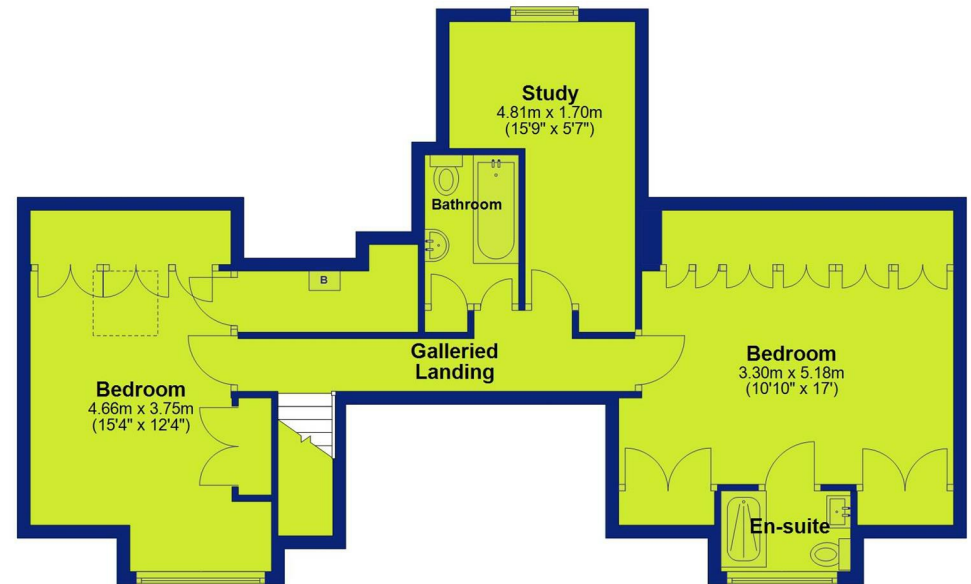
Ground Floor

Approx. 131.6 sq. metres (1417.0 sq. feet)



First Floor

Approx. 70.0 sq. metres (753.7 sq. feet)



Total area: approx. 223.9 sq. metres (2410.5 sq. feet)



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	82
(55-68) D		
(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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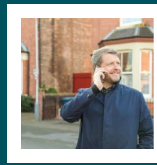
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