



21 Lucknow Drive  
Mapperley Park, Nottingham

# 21 Lucknow Drive Mapperley Park Nottingham NG3 5EU

Elite Homes are pleased to offer for sale this Edwardian home in the highly sought after Mapperley Park conservation area. This home has well proportioned rooms full of period features with the versatility to suit the needs of a modern family. There is potential for an Annexe in addition to a sixth bedroom or fourth bathroom if required. Sitting on a plot of approx.  $\frac{1}{2}$  acre this Arts and Crafts house fits beautifully into its mature gardens. Built within the original grounds of the grade II Mapperley Hall this home is surrounded by tree lined streets yet only a mile from Nottingham city centre. There are two tennis clubs and a cricket pitch all within Mapperley Park and the prestigious Nottingham public schools are within walking distance making this one of Nottingham's most highly regarded residential areas.

- Four Reception Rooms
- Dining Kitchen
- Five/Six Bedrooms
- Large Dry Cellar
- Two En-suites
- Large Mature Garden

The property has electric gates on both the pedestrian entrance and to the driveway which leads to a car port and a garage with an electric up and over door.

The **Reception Hall** sets the tone for this beautiful period property with original oak parquet flooring and a magnificent fire. Four reception rooms lead from the hall as well as the downstairs WC and the Kitchen.

The **Drawing Room** has gorgeous bay window with views of the well maintained mature garden. Features include a coal effect gas fire with marble surround and hearth and oak panelling.

Double doors lead through to a spectacular **Conservatory**. This room is large enough to have zoned areas for informal dining and sitting and takes full advantage of the tranquil garden setting. Direct access to the terrace makes this room ideal for entertaining and family barbeques. An air-conditioning/heating unit ensures this room can be used all year round.

The **Family Room** also features oak panelling and a coal effect gas fire. This would make a fantastic Library/ Study or Snug.

The **Dining Room** is spacious and will give a real grandeur to any family gathering.

The **Dining Kitchen** currently has all the usual features including halogen hob, space for an American style fridge/freezer, centre island, dishwasher, built in oven and corian work surfaces. There is also plenty of room for a kitchen table for more informal dining and there is a large walk-in

pantry, great for storage. An updated design could fully utilise the available space and allow the kitchen to become the centre of the home once again.

A separate, good sized **Utility Room** has plumbing for a washing machine and a tumble drier as well as acting as a Boot Room.

In the **basement** there is a great space currently used as a Yoga Studio that could be used as a Study / Games Room / Play Room or even converted into a Cinema Room. There are additional storage areas that can be used to store ski or sailing equipment. In addition some rooms could be utilised as a Hobbies Room, Home Gym or perhaps even converted to a Sauna. Direct access to outside makes a further room ideal as winter storage for garden furniture.

There is also a Wine Cellar. This combined basement space has potential to be converted into an Annexe.

On the first floor are **four double Bedrooms, two with En-suites** and one with a walk-in wardrobe.


There is also a large family **Bathroom** and a walk-in airing cupboard. The large **fifth Bedroom** is on the second floor where there is also an additional **Office Room** which could be adapted into Bedroom Six or possibly converted into another Bathroom / En-Suite.

The large **Gardens** are well stocked with a variety of trees, shrubs and beautiful roses.

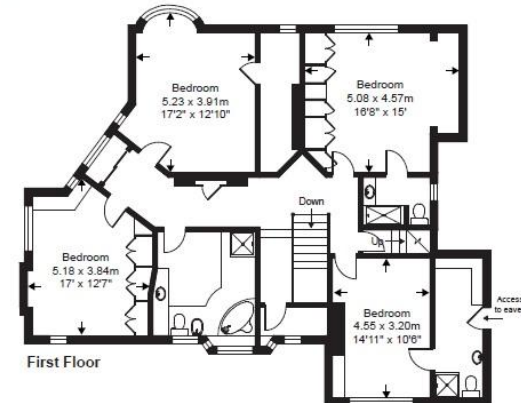
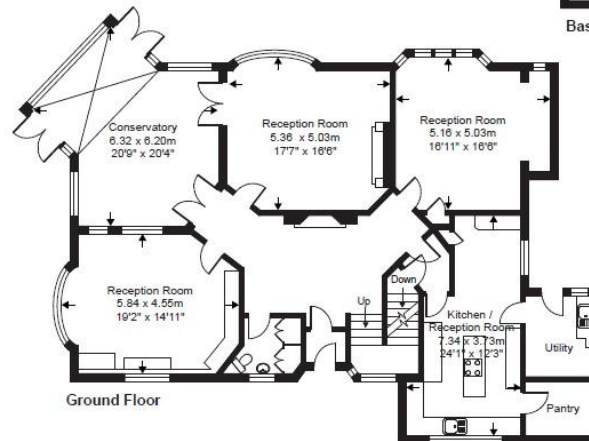
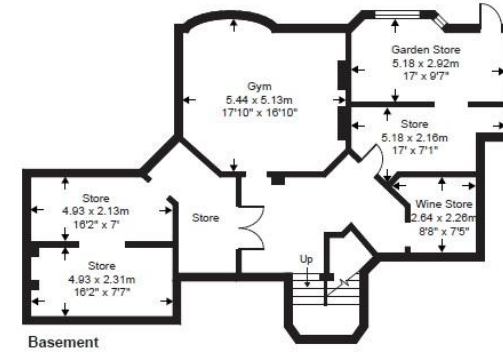
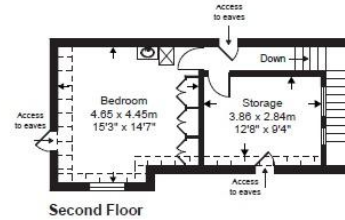




## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	31	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC 		

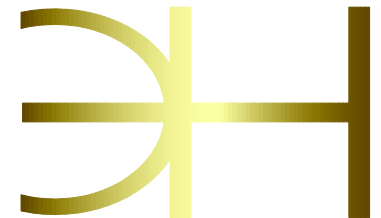
Denotes restricted head height



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