

# Lincoln Circus

The Park  
NG7 1BG

**Offers Over £410,000**



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0115 841 1155



- Delightful Three Storey Town House
- Opposite Lincoln Circus
- Three First Floor Bedrooms
- Family Bathroom
- Open Plan Lounge/Dining Room
- Kitchen, Lower Floor Sitting Room/Bedroom 4
- En-Suite to Lower Floor Bedroom/Sitting Room
- Small Utility, Communal Garden
- Balcony, Integral Garage
- Internal Area Approx.1371 Sqft
- EPC Rating C

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## Key Features

This Park home offers a serene setting opposite Lincoln Circus, spanning three floors for spacious living.

The entrance hall welcomes you into the property, leading up to an open-plan lounge/dining room, with balcony off, perfect for relaxation and entertaining. The separate kitchen boasts units and appliances, providing functionality, whilst a lower floor bedroom/study, with a small utility and shower room off, adds versatility to the living space.

Upstairs, the first floor accommodates three bedrooms and a family bathroom, ensuring comfort for residents.

The outside features a shared garden area offering a peaceful retreat, while an integral garage provides convenient parking or additional storage space.

Overall, this delightful townhouse combines comfort, convenience, and tranquillity in a sought-after location. Viewing recommended.

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.





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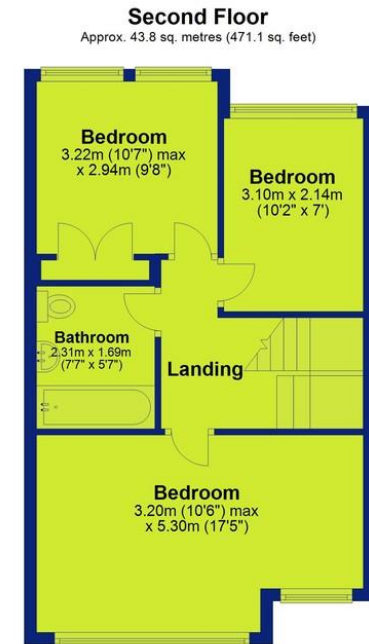
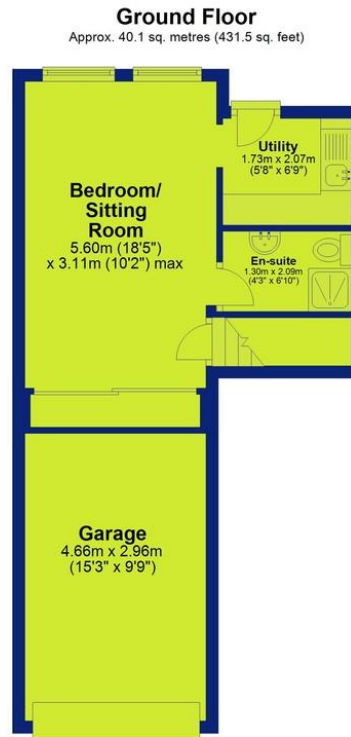


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Total area: approx. 127.5 sq. metres (1371.9 sq. feet)

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## *Interested in this home?*

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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