

Lincoln Circus

The Park
Nottingham
NG7 1BG

Guide Price £399,950



Click for further information:-



Location



Gallery



Video



Contact



0115 841 1155



- Prestigious location within Nottingham's exclusive Park Estate
- Overlooking the delightful Lincoln Circus
- Accommodation with raised private entrance
- Lounge with patio doors leading to a balcony overlooking the Circus
- Dining area with access to a separate fitted kitchen
- Three bedrooms and a modern bathroom on the upper floor
- Fourth bedroom with en-suite on the lower ground floor – ideal guest or office space
- Integral garage with light and power
- Communal gardens, mainly laid to lawn with mature trees
- EPC Band C / Council Tax Band D



0115 841 1155



Location



Gallery



Video



Contact

Lincoln Circus, [The Park, Nottingham, NG7 1BG](#)

Key Features

Nestled opposite the charming Lincoln Circus within the highly sought-after Park Estate, this elegant home occupies an enviable position in one of Nottingham's most prestigious residential areas. Perfectly situated, it offers easy access to the city's shops, bars, restaurants, Nottingham Train Station, and the iconic Nottingham Castle.

This property showcases a wealth of features and well-planned accommodation arranged across three levels. The private raised entrance hall, accessed via external steps, leads to a layout that flows naturally between living spaces.

The lounge features glazed patio doors opening onto a balcony that enjoys picturesque views over Lincoln Circus. Adjacent to the lounge, the dining area provides access to a separate kitchen, fitted with a range of units, work surfaces, and appliances.

The upper level comprises three bedrooms and a bathroom with modern suite.

The lower ground floor offers a fourth bedroom complete with its own en-suite facility, ideal for guests or a private workspace.

An integral garage with light and power provides convenience and additional storage if needed.

To the rear, the property features communal grounds, mainly laid to lawn with some mature trees.





0115 841 1155



Location



Gallery

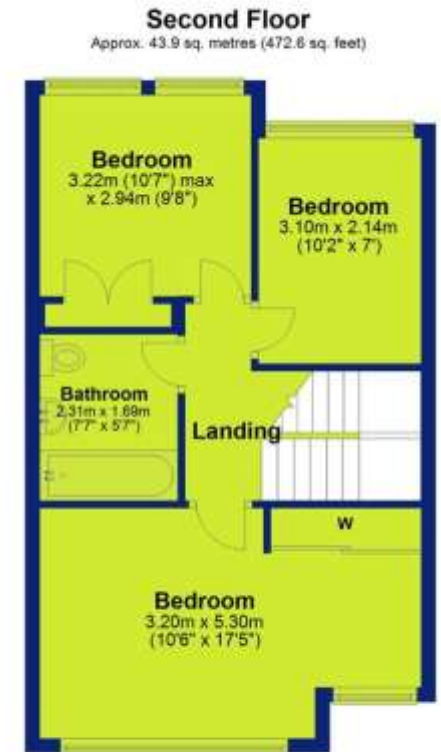


Video



Contact

Lincoln Circus, The Park, Nottingham, NG7 1BG



Total area: approx. 127.6 sq. metres (1373.4 sq. feet)



0115 841 1155



Location



Gallery



Video



Contact

Lincoln Circus, [The Park](#), Nottingham, NG7 1BG



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		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.