

DISTINCTIVE
HOMES
by



Lincoln Circus

Nottingham, NG7 1BG

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FHP Living is proud to present a rare opportunity to acquire an exceptional portion of this substantial former detached Victorian residence, originally designed in the 1870s by renowned architect Edwin Loveseed. Beautifully restored and thoughtfully converted, this remarkable home now comprises just two magnificent apartments, a configuration rarely found within The Park Estate, offering the feel and presence of a horizontal semi-detached home while benefiting from a 50% share of the freehold.





Occupying the upper floors, the property enjoys elevated views across Lincoln Circus and the iconic Park Estate, combining historic grandeur with refined modern living.

Step into a world of timeless sophistication in this distinguished home, perfectly positioned in the heart of Nottingham's exclusive Park Estate. Showcasing grand proportions, elegant architectural detailing and a seamless blend of period charm and modern comfort, this exceptional residence offers a lifestyle of true quality and distinction.

From the moment you enter, the private entrance hall sets an impressive tone, featuring original Minton tiled flooring, useful under-stairs storage/utility space, and a traditional staircase enhanced by a striking stained-glass window. The first-floor landing is laid with rich engineered wood flooring and filled with natural light, creating an immediate sense of warmth and openness.

The formal dining room is a superb statement space with tall ceiling, an impressive bay window framing views over The historic Park estate, an ornate period fireplace and ceiling cornicing — ideal for elegant entertaining. Adjacent, the dining kitchen is both classical and practical, fitted with cabinetry, attractive worktops, a Belfast sink, integrated appliances and a charming period ornamental fireplace framed by original ceiling cornicing making it perfect for everyday living and social gatherings alike.





The lounge is undoubtedly the showpiece of the home, a beautifully proportioned room centred around a grand marble fireplace with marble fender and tiling. A large bay window floods the space with natural light and provides sweeping panoramic views across part of The Park, while original cornicing completes the refined aesthetic.

The sitting room offers a further elegant reception space, bright and tranquil, with high level ceiling, large window overlooking The Circus and a stately fireplace with tiled slips and marble fender.

A convenient cloakroom/WC and additional storage cupboard are located off the landing.

The second floor hosts the bedrooms. The principal suite is a luxurious retreat, enjoying triple-aspect windows, a cathedral-style ceiling, fitted wardrobes, a delightful period fireplace and a classic en-suite shower room.

Two further generous double bedrooms provide excellent accommodation for family or guests, complemented by a delightful family bathroom fitted with a classic suite.

Externally, the property is further enhanced by a private garage and parking space located to the side. The beautifully landscaped garden is predominantly laid to lawn and bordered by mature shrubs, trees and well-stocked planting, with a charming garden path creating an oasis in the heart of the city.

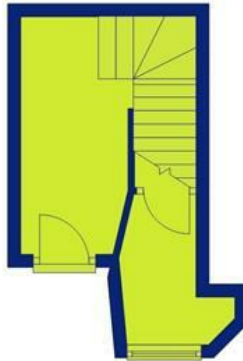
This is far more than simply a home, it is a rare chance to acquire a truly special residence within one of Nottingham's most prestigious addresses, combining history, scale and exclusivity in equal measure.





Ground Floor

Approx. 11.8 sq. metres (127.2 sq. feet)



First Floor

Approx. 147.4 sq. metres (1587.0 sq. feet)



Second Floor

Approx. 119.2 sq. metres (1282.9 sq. feet)



Garage

Approx. 11.2 sq. metres (120.7 sq. feet)



Total area: approx. 289.6 sq. metres (3117.7 sq. feet)



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Distinctive Homes by FHP Living

A collection of some of the best properties available in the most sought-after areas of Nottingham, and its surrounding suburbs and villages.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	62	
(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?

Call the FHP Living Distinctive Homes Team



Jason Cook
Mobile: 07876 396 010
jason@fhpliving.co.uk

Tel: 0115 841 1155

23 Bridgeford Road
West Bridgeford
Nottingham NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham NG1 2GB