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17 Hereward Street, Lincoln, LN1 3EW



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property it must be

  
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Asking Price: £220,000



Stylish three-storey townhouse in Lincoln's sought-after uphill area, just a short walk from the Cathedral Quarter. Currently a successful Airbnb with reported gross income of approx. £22,000 per annum. Ideal investment or first-time buy. Beautifully presented throughout with two double bedrooms and two bathrooms.

#### Key Features

- 3 Storey town house
- Prime uphill location
- Currently run as Airbnb
- Potential to generate £22K per annum
- Desirable investment opportunity
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- Also a great first home for a couple
- Impeccably well presented
- EPC rating C
- Tenure: Freehold





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Located in the heart of Lincoln's desirable uphill area, just a short walk from the historic Cathedral Quarter, this stylish and unusually configured three-storey townhouse offers flexible accommodation with investment appeal. Beautifully presented throughout, 17 Hereward Street is currently operating as a successful Airbnb, with the owners advising an impressive gross turnover of approximately £22,000 per annum.

The accommodation spans three floors and includes a welcoming entrance hallway, modern ground floor shower room, and a well-appointed kitchen with dining space. On the first floor, you'll find a spacious living room and a double bedroom, while the top floor features a generous principal bedroom with vaulted ceiling and striking feature window, alongside a stylish bathroom complete with walk-in shower and freestanding roll-top bath.

Finished in a contemporary style with quality fixtures and thoughtful design details, this home is ideal for investors seeking a turnkey short-term let, or for first-time buyers and professionals looking for something with character in a sought-after uphill location.

An early viewing is strongly recommended to fully appreciate the charm, versatility and income potential of this standout uphill Lincoln home.

## Entrance Hall

2.38m x 1.09m (7'10" x 3'7")

The entrance hall is bright and contemporary, featuring tiled flooring, a modern front door with glazed panels, and a second matching door leading out to the enclosed rear garden. It provides access to the stylish kitchen-diner and connects through to the rear hall and ground floor shower room, with neutral décor throughout offering a clean and welcoming first impression.

## Ground Floor Shower Room

2.35m x 1.19m (7'8" x 3'11")

Stylish and well-finished space, combining practicality with a modern design. A striking feature wall of black marble-effect tiles frames the corner shower enclosure, which is fitted with a glass door and chrome fixtures. The wall-mounted basin is complemented by a chrome heated towel rail and a contemporary framed mirror. A window to the rear allows natural light to flow in, enhancing the clean, fresh feel of the room, while tiled flooring adds to its functionality and ease of maintenance – ideal for both guests and everyday use.

## Kitchen-Diner

4.38m x 4.25m (14'5" x 13'11")

A smart, contemporary space designed for both style and functionality. Finished with sleek white gloss base units and warm wood-effect wall cupboards, the kitchen features a modern black tiled splashback, integrated oven with gas hob and stainless-steel extractor, and tiled flooring throughout. It comes fully equipped with integrated appliances including a fridge freezer, dishwasher, and washing machine, making it ideal for both permanent living and short-term letting.

A dining area sits comfortably to the side beneath a window overlooking the rear courtyard, offering a light and relaxed setting for meals. Thoughtful lighting and clean lines complete the look, creating a space that's both practical and inviting.

## Rear Hallway

3.01m x 2.01m (9'11" x 6'7")

A compact yet practical space that provides a useful link between the kitchen and the rear of the property. Neatly tiled for durability, it benefits from a window bringing in natural light, giving the area a bright and airy feel. The hallway also accommodates under-stairs storage, currently used for cleaning equipment and household essentials, with a built-in cupboard helping to keep things organised and out of sight. It's a handy, functional area that adds to the home's overall practicality.

## First Floor Landing

This is a bright and welcoming space that connects the living room and one of the bedrooms. A feature staircase with painted wooden balustrades adds a touch of character, while a tall, slim window on the half-landing allows natural light to stream in, enhancing the airy feel. The clean white walls and soft neutral carpet create a calm and modern atmosphere, with subtle styling touches like wall lighting and framed artwork giving the space a homely finish.

## Living Room

4.15m x 2.03m (13'7" x 6'8")

This room is a bright, inviting space with a modern yet homely feel. It features a large window that allows natural light to flood in, enhancing the crisp white walls and soft neutral carpet. A bold feature wall and striking ceiling pendant lighting create a sense of style and personality, while open shelving offers space for books, décor or media. The room is generously proportioned, comfortably accommodating a large corner sofa and additional seating, making it ideal for relaxing or entertaining. It's a well-designed space that blends comfort with contemporary flair.

## Bedroom 2

4.15m x 2.03m (13'7" x 6'8")

Bedroom 2, located just off the living room on the first floor, is a bright and comfortable double room with a clean, modern finish. A large bay-style window fills the space with natural light, while a contrasting feature wall adds depth and character. The room is neutrally decorated with soft carpeting underfoot and provides space for a double bed and additional furniture or storage. Ideal as a guest room, home office or second bedroom, it offers versatility to suit a variety of living arrangements.

## Second Floor Landing

This neatly finished space leads directly into the impressive top-floor bedroom and bathroom. Natural light streams in through a large side window, brightening the neutral décor and enhancing the sense of openness. Soft carpeting continues the flow from the lower levels, while the simple layout provides a calm and uncluttered transition between the rooms.

## Master Bedroom

4.48m x 4.27m (14'8" x 14'0")

The main bedroom occupies the top floor and offers an impressive and characterful retreat. Featuring vaulted ceilings and stylish angles, the space feels open and architecturally interesting, with plenty of natural light streaming in through dual skylights and a distinctive arched feature window. The room is beautifully decorated in a calming palette with a bold patterned accent wall and includes bespoke open wardrobes and shelving that make the most of the eaves.

There's ample space for a king-sized bed and additional furniture, while recessed spotlights and soft carpeting complete the luxurious, restful atmosphere. It's a standout bedroom that perfectly blends comfort with boutique hotel-style charm.

## Ensuite Bathroom

3.36m x 2.2m (11'0" x 7'2")

The ensuite at 17 Hereward Street is a beautifully finished and generously proportioned space, combining contemporary fittings with a touch of luxury. It features a modern walk-in shower with a glazed enclosure and large format neutral tiling, alongside a traditional roll-top clawfoot bath positioned under a skylight—perfect for unwinding in natural light. A pedestal basin and WC sit neatly beneath the sloped ceiling, with built-in shelving providing handy towel and toiletry storage.

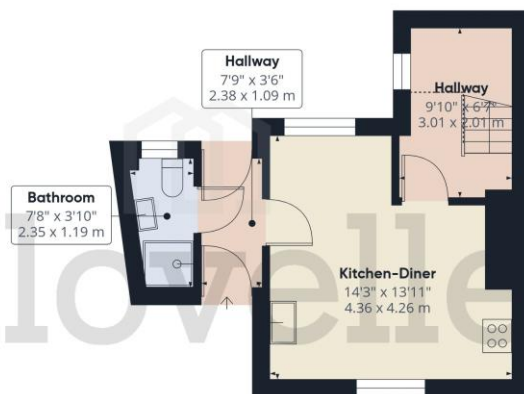
A chrome heated towel rail, soft lighting, and tiled flooring add to the room's practical comfort, while the clean lines and thoughtful layout make this ensuite a standout feature of the home.

## Outside

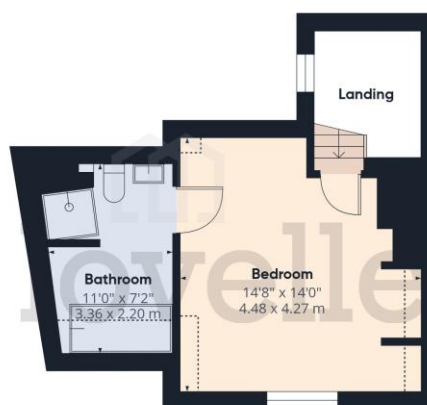
### Courtyard Garden

The garden area is a low-maintenance, enclosed courtyard space that offers a private spot to enjoy the outdoors. Finished with artificial grass for year-round greenery and easy upkeep, the area is framed by brick walls, giving it a cosy and secure feel. There's space for outdoor seating and dining, perfect for a morning coffee or evening drink. A timber-clad outbuilding with French doors provides handy extra storage or potential use as a compact home office or hobby room, adding valuable versatility to this tidy and well-presented outdoor space.





Ground Floor



Floor 2

Approximate total area<sup>(1)</sup>

832 ft<sup>2</sup>  
77.3 m<sup>2</sup>

Reduced headroom

55 ft<sup>2</sup>  
5.1 m<sup>2</sup>

(1) Excluding balconies and terraces.

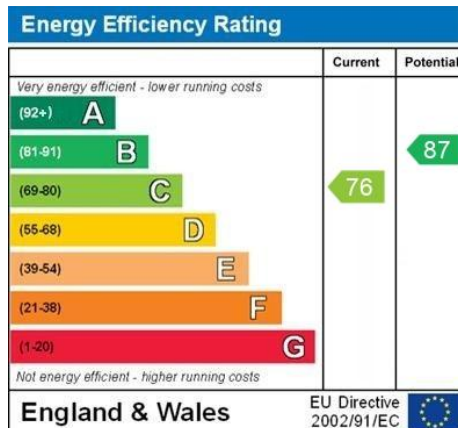
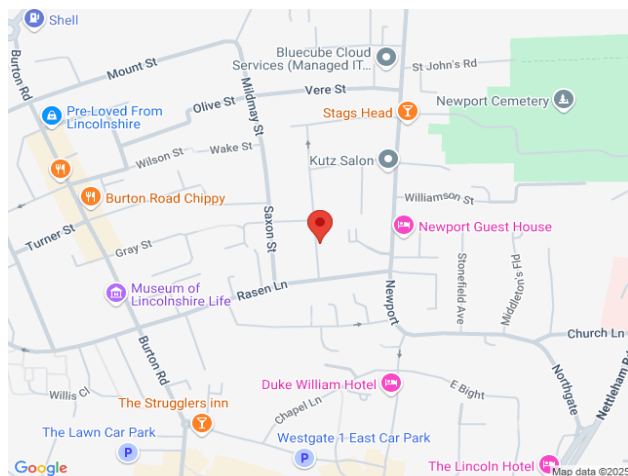
Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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