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Queen Street, Lincoln LN5 8LB



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Asking Price: £110,000



INVESTMENT OPPORTUNITY - 3 Bedroom Mid-Terrace on Queen Street, Lincoln

A spacious three-bedroom property in need of full renovation, ideal for investors or developers. Featuring two reception rooms, kitchen, and bathroom to the ground floor, with three bedrooms upstairs. Located close to Lincoln city centre with strong rental demand in the area. Offered with no onward chain.

Key Features

- Ideal Renovation Project - Perfect for Investors or Developers
- Three Well-Proportioned Bedrooms
- Two Spacious Ground Floor Reception Rooms
- Kitchen And Bathroom Located on the Ground Floor
- Potential to Reconfigure
- In Need of Full Modernisation Throughout
- EPC Rating: TBC
- Tenure: Freehold
- Council Tax Band: A





Perfect for Investors and Builders!

This three-bedroom mid-terrace home, located on Queen Street in Lincoln, offers an exciting opportunity for investors or buyers seeking a property with renovation potential. Requiring full modernisation throughout, the property is ideal for those looking to add value through refurbishment and create a high-yielding rental or attractive resale.

Internally, the ground floor features two generously sized reception rooms offering flexible space for living and dining, along with a kitchen to the rear and a ground floor bathroom. The layout presents plenty of scope for reconfiguration or modern open-plan design, subject to the necessary consents.

Upstairs, there are three well-proportioned bedrooms. The property retains its traditional layout, providing the chance to restore or update to suit a contemporary standard.

To the rear is a low-maintenance courtyard garden, with gated access, and the property benefits from on-street parking to the front.

Queen Street is conveniently positioned within easy reach of Lincoln city centre, local shops, amenities, public transport links, and Lincoln's universities and hospitals - all of which contribute to the area's strong rental demand.

This is a perfect project for landlords, developers or buyers looking to take on a renovation. Offered with no onward chain, early viewing is strongly recommended to appreciate the potential on offer.

Ground Floor

Living Room

3.92m x 4.56m (12'11" x 15'0")

Located at the front of the property, the living room is a spacious reception area ideal for use as a comfortable lounge. It offers a solid starting point for refurbishment, with plenty of natural light and potential to create a welcoming living space.

Dining Room

3.93m x 3.62m (12'11" x 11'11")

The second reception room sits at the heart of the home and is a versatile space for dining, working from home, or entertaining. It connects easily to both the living room and kitchen, making it a strong candidate for reconfiguration or open-plan redesign.

Kitchen

1.94m x 2.43m (6'5" x 8'0")

Set to the rear of the ground floor, the kitchen provides a basic layout ready for full modernisation. There's potential to extend or reconfigure this area (subject to consents) to create a more functional and contemporary cooking space.

Hallway

1.95m x 0.93m (6'5" x 3'1")

Beyond the kitchen is a small rear hallway that connects to the bathroom and provides access to the back door leading out to the garden. It serves as a useful transitional space and could be improved with updated flooring and lighting.

Bathroom

1.99m x 2.05m (6'6" x 6'8")

Accessed via the kitchen, the ground floor bathroom includes a standard suite and would benefit from complete renovation. It could also be relocated or reworked as part of a full redesign of the rear layout.

First Floor

Landing

0.89m x 0.88m (2'11" x 2'11")

The landing provides access to bedrooms 1 & 2. It retains its traditional layout and offers potential for updated flooring and décor to tie in with the rest of the home.

Bedroom 1

3.93m x 4.59m (12'11" x 15'1")

A generous double bedroom positioned at the front of the property. This room offers excellent proportions and natural light, making it ideal as the main bedroom following modernisation.

Bedroom 2

3.91m x 3.67m (12'10" x 12'0")

The second bedroom is a well-sized space located in the centre of the first floor. Perfect as a guest room, child's bedroom, or study.

Bedroom 3

1.95m x 3.5m (6'5" x 11'6")

Situated at the rear of the property, this third bedroom has views over the courtyard garden. A compact but functional space suitable for a single bedroom, nursery, or office.

Garden

To the rear is a courtyard-style garden with a back gate providing access. The space is currently very overgrown but has plenty of potential to be cleared and landscaped into a usable outdoor area.

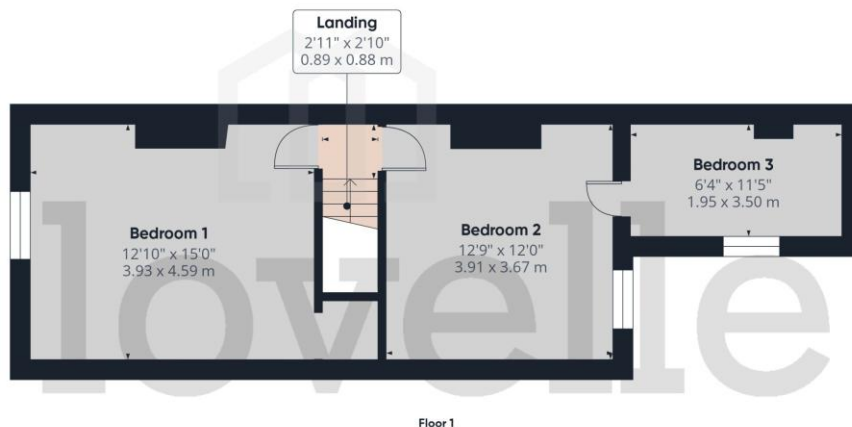
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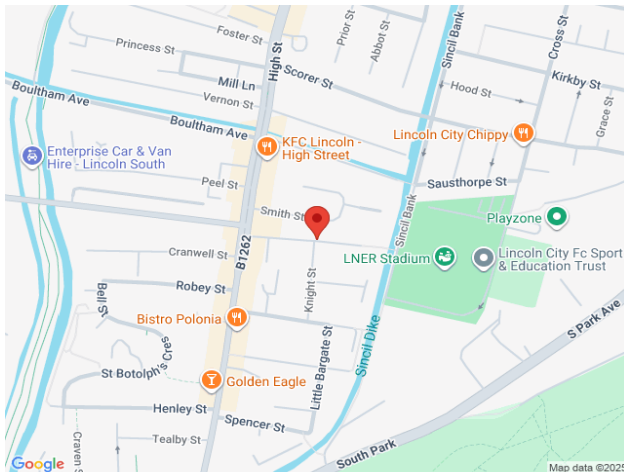


Approximate total area⁽¹⁾
919 ft²
85.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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