

Buy. Sell. Rent. Let.



40 Moor Street, Lincoln, LN1 1PR



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When it comes to
property it must be


lovelle



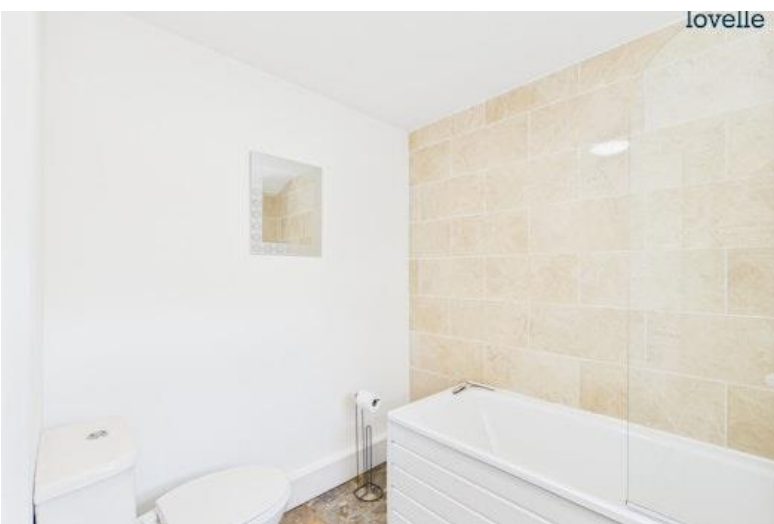
Asking Price: £200,000

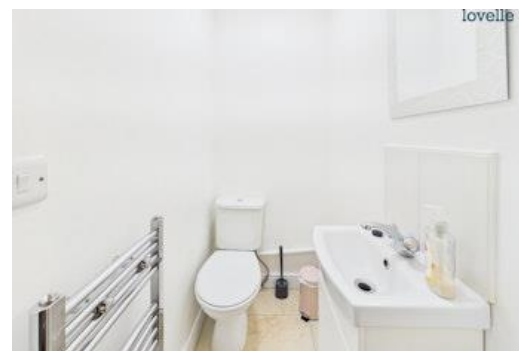


CERTIFICATE OF LAWFUL USE Fully licensed 5-bed HMO in central Lincoln, let for 2025/26 at £25,798 p.a. Well-presented throughout with modern kitchen and communal space. Recently inspected and compliant with current HMO legislation.

Key Features

- Five-bedroom licensed HMO
- Fully let for 2025/26
- £25,798 gross annual income
- Certificate of Lawfulness in place
- Bright, furnished student bedrooms
- Passed recent council inspection
- Compliant with latest legislation
- Private rear garden and storage
- EPC rating E
- Tenure: Freehold





Introduction

A fully compliant, income-producing investment opportunity, 40 Moor Street is a well-maintained and professionally managed five-bedroom HMO, perfectly positioned just a short walk from the University of Lincoln and the city centre. With a Certificate of Lawfulness in place and a recent council inspection confirming full compliance with current HMO legislation and licensing standards, this property is ready to generate reliable returns from day one.

Internally, the house is arranged over three floors and offers five well-sized, fully furnished bedrooms, a communal living space with modern leather sofas, and a stylish, fully equipped kitchen with gloss cabinetry, tiled floors and quality appliances. The layout has been carefully designed to support student living, with study desks, wardrobe storage, and neutral decor throughout. A communal bathroom and an additional WC ensure practicality for tenants, while large windows and a skylight in the loft bedroom flood the space with natural light.

To the rear, the property enjoys a low-maintenance garden area with mature planting and useful outbuildings, offering both storage and outdoor relaxation space for tenants. The enclosed outdoor area adds further appeal, especially for summer use.

This property is already fully let for the upcoming 2025/26 academic year at a gross rental income of £25,798 per annum, making it a perfect turnkey acquisition for new or seasoned investors seeking stable yield in a city with strong and consistent student demand.

With its attractive period frontage, high occupancy rate, compliance already in place, and competitive price point, Moor Street represents one of the strongest student HMO opportunities currently on the market in central Lincoln. Early viewing is highly recommended.

Entrance Hall

3.87m x 0.89m (12'8" x 2'11")

Kitchen / Living Area

7.65m x 2.25m (25'1" x 7'5")

The kitchen and living space are combined into a bright, sociable open-plan layout, ideal for shared student living. The kitchen features sleek white gloss units, wood-effect worktops, and tiled flooring, while the adjoining lounge offers a relaxed communal area with leather sofas, wood-style flooring, and wall-mounted TV fittings – a practical and inviting space for tenants to cook, eat, and unwind together.

Bathroom

2.2m x 2.13m (7'2" x 7'0")

The ground floor bathroom is clean, bright, and well-maintained, featuring neutral tiled walls, a full-size panelled bath with overhead shower and screen, a pedestal wash basin, and a low-level WC. A large, frosted window provides natural light while ensuring privacy, creating a practical and fresh space ideal for shared use.

Bedroom 1

3.37m x 2.73m (11'1" x 9'0")

Bedroom 1 is a spacious and well-furnished ground floor room featuring a large bay window that brings in plenty of natural light. The room is neutrally decorated and includes a bed, wardrobe, chest of drawers, desk, and shelving, providing an ideal setup for student living or working from home.

Bedroom 2

3.76m x 2.53m (12'4" x 8'4")

Bedroom 2 is a bright and well-proportioned room located at the rear of the property. It features a large window allowing in plenty of natural light, and comes fully furnished with a bed, desk, chair, shelving, wardrobe, and chest of drawers. The neutral décor and spacious layout make it ideal for studying and relaxing.

Bedroom 3

3.23m x 3.19m (10'7" x 10'6")

Bedroom 3 is a bright and inviting space, finished in neutral tones and well furnished for student living. It includes a comfortable bed, desk with chair, chest of drawers, and a double wardrobe. A large window provides plenty of natural light, while the layout offers a practical and quiet study environment.

Bedroom 4

3.42m x 2.23m (11'2" x 7'4")

Bedroom 4 is a bright and airy room located on the first floor, with a large rear-facing window offering open views and plenty of natural light. It's neatly furnished with a bed, spacious desk, chair, and wall-mounted pin board, providing a comfortable and practical study environment.

Cloakroom / WC

1.44m x 0.96m (4'8" x 3'1")

The first-floor WC is compact and neatly presented, featuring a white low-level toilet, a matching wash basin with vanity unit, and a wall-mounted mirror. A chrome heated towel rail adds a modern touch, and the neutral décor keeps the space clean and bright, ideal for shared use alongside the main bathroom.

Second Floor Landing

Bedroom 5

3.92m x 3.82m (12'11" x 12'6")

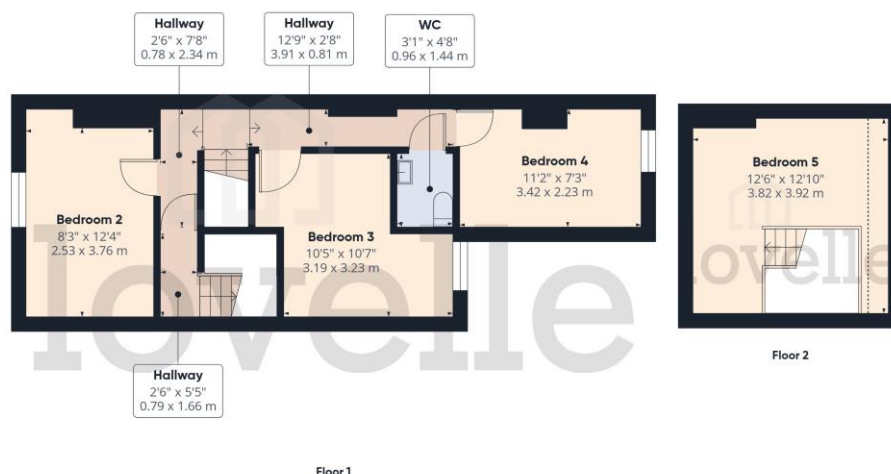
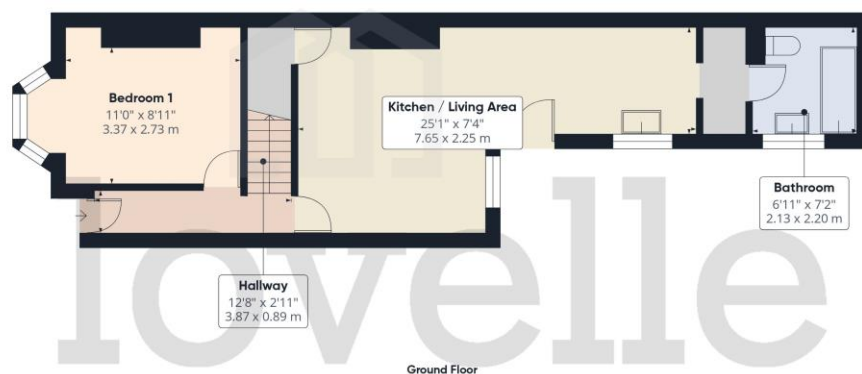
Bedroom 5 is a spacious loft room filled with natural light from a large Velux skylight. Positioned on the top floor, it offers a peaceful retreat with sloped ceilings, neutral décor, and ample space for both studying and relaxing. Furnishings include a bed, desk, wardrobe, shelving, and chest of drawers, making it a comfortable and self-contained space for student living.

Outside

Rear Garden

The first-floor WC is compact and neatly presented, featuring a white low-level toilet, a matching wash basin with vanity unit, and a wall-mounted mirror. A chrome heated towel rail adds a modern touch, and the neutral décor keeps the space clean and bright, ideal for shared use alongside the main bathroom.





Approximate total area⁽¹⁾
1039 ft²
96.6 m²

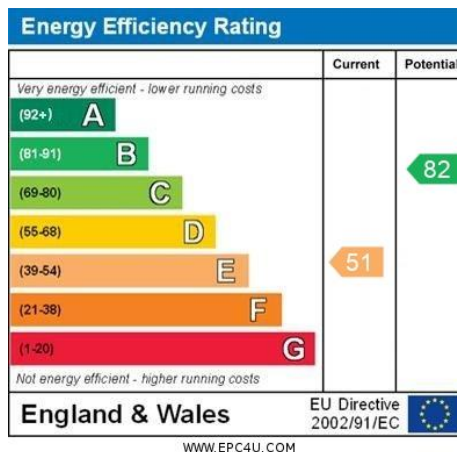
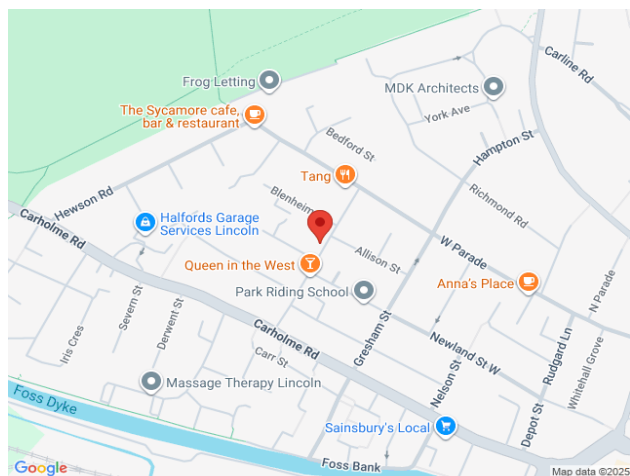
Reduced headroom
20 ft²
1.8 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

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When it comes to **property**
it must be



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