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7 Foster Street, Lincoln, LN5 7QE



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property it must be


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Asking Price: £280,000



Licensed 6-bed HMO in prime Lincoln location, generating £17,400 pa with potential to exceed £30,000 gross. Exceptionally well-maintained with spacious bedrooms and quality communal areas. Ideal for professional tenants, offering a ready-made and reliable income stream.

Key Features

- Six-bedroom licensed HMO
- Close to Lincoln city centre and University
- Spacious and modern finish
- Exceptional condition
- Ideal investment opportunity
- Low-maintenance rear courtyard
- 4 rooms currently let
- Suitable for professionals & students
- Can generate over £30K per annum
- EPC Rating: C



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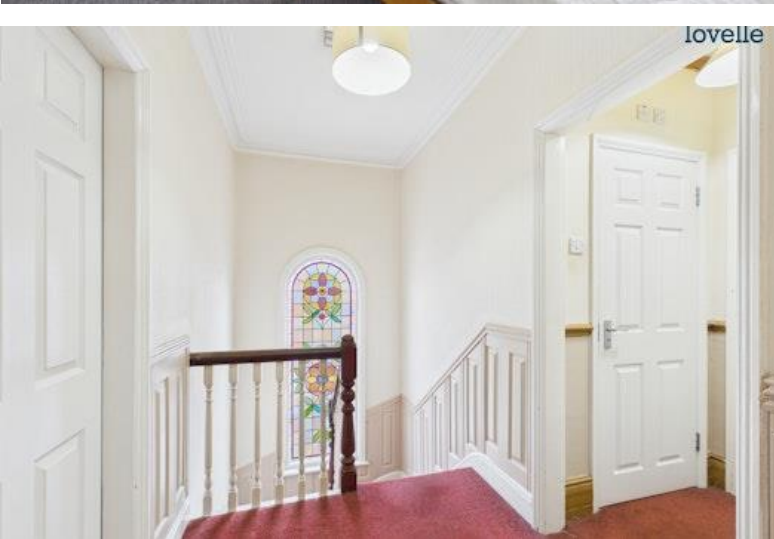
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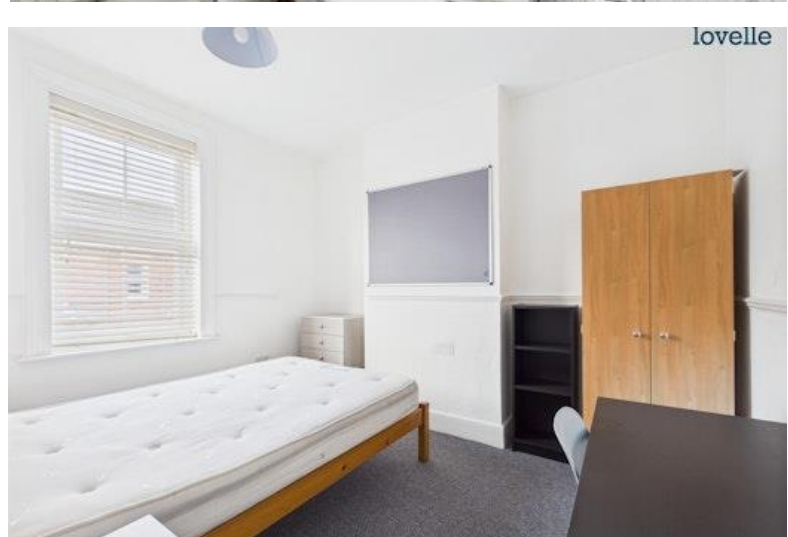
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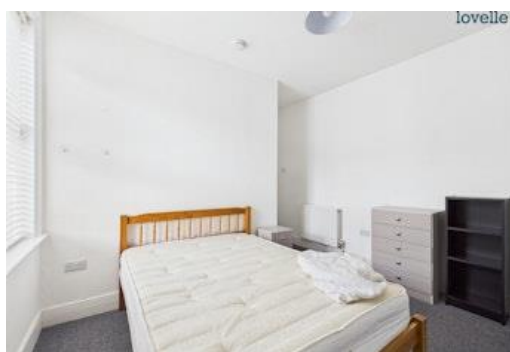
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Introduction

Situated close to Lincoln city centre and the University, 7 Foster Street presents an excellent opportunity to acquire a fully licensed six-bedroom HMO in outstanding condition. Currently let to four tenants and generating £17,400 per annum, the property offers clear potential to reach full occupancy and achieve £30,000 or more in gross annual income, making it a highly attractive investment for landlords seeking strong returns.

The accommodation is arranged over two floors and has been exceptionally well maintained, a rarity in properties of this type. It features six well-proportioned bedrooms, a bright and modern kitchen with breakfast bar, and a communal living room with bay window providing a comfortable social space. Two well-appointed shower rooms and an additional WC serve the household, while a practical utility room with laundry facilities adds convenience. Period charm is retained in the welcoming entrance hallway with its original tiled floor and decorative stained-glass window, enhancing the property's appeal.

Outside, there is an enclosed rear yard offering low-maintenance space for tenants to enjoy. With gas central heating, double glazing and full HMO compliance already in place, the property is ready to continue generating income immediately.

Well located for both students and young professionals, this is a rare opportunity to purchase a compliant, high-yielding HMO in Lincoln's consistently strong rental market.

Living Room

3.32m x 3.46m (10'11" x 11'5")

A bright and welcoming communal space located to the front of the property, featuring a large bay window that floods the room with natural light. Generously proportioned, this room is ideal for relaxing, socialising, or group study, with space for comfortable seating and entertainment setups. Its central location, open to the kitchen, makes it the heart of the house.

Kitchen

3.52m x 3.12m (11'6" x 10'2")

A modern and practical kitchen designed for shared living, with ample countertop space, gloss-fronted cabinetry, and integrated appliances. The open-plan layout encourages a communal atmosphere, while tiled flooring ensures durability and ease of cleaning. Its positioning next to the living room creates a natural hub for tenants to cook, dine, and socialise together.

Hallway

1.5m x 4.71m (4'11" x 15'6")

A welcoming entrance hall that provides direct access to the main communal spaces and Bedroom 6. Spacious enough for easy movement and storage of coats or shoes, it sets a smart and practical first impression for the property.

Utility

1.94m x 3.09m (6'5" x 10'1")

A highly practical addition to the property, the utility room provides dedicated space for laundry appliances and additional storage. Well-sized and separate from the main kitchen, it keeps the communal areas tidy and functional - an essential feature for multi-occupancy living.

Bathroom

1.38m x 1.78m (4'6" x 5'10")

Conveniently located on the ground floor, this bathroom is fitted with a WC, hand basin, and shower enclosure. Designed for everyday practicality, it provides easy access for both tenants on the ground floor and communal use.

Bedroom 6

3.63m x 3.49m (11'11" x 11'6")

A generously proportioned double bedroom positioned at the front of the house, featuring a bright bay window that enhances the feeling of space. Its size and layout comfortably accommodate a double bed, desk, and wardrobe, making it equally suited to students or professional tenants.

First Floor

Bedroom 1

3.54m x 3.11m (11'7" x 10'2")

Positioned at the rear of the property, this large double bedroom offers excellent proportions and a quiet outlook. The space easily accommodates full bedroom furnishings while still providing ample floor area, making it one of the most desirable rooms in the property.

Bedroom 2

2.84m x 3.47m (9'4" x 11'5")

A well-sized double bedroom with a front-facing outlook. Bright and versatile, it provides ample room for both sleeping and studying, appealing to tenants looking for comfort and functionality in equal measure.

Bedroom 3

3.63m x 2.21m (11'11" x 7'4")

A compact yet practical bedroom, suitable as a single or small double. Its size makes it ideal for tenants seeking an affordable private space, with enough room for essential furnishings and a desk. The neutral décor ensures it feels modern and easy to maintain.

Bedroom 4

3.47m x 3.43m (11'5" x 11'4")

A spacious double bedroom with a front aspect, enhanced by a large bay window that fills the space with natural light. Its generous floor area allows for flexibility in furniture layout, making it particularly appealing for tenants who value a bright, airy room.

Bedroom 5

3.32m x 3.13m (10'11" x 10'4")

Positioned to the rear of the house, this comfortable double bedroom offers balanced proportions and a pleasant outlook. Its size allows for a full bedroom setup with room to spare, making it equally attractive for students or professionals.

Landing

1.73m x 2.62m (5'8" x 8'7")

A central landing providing access to all first-floor bedrooms and the bathroom. Well-laid out to ensure privacy for each tenant while maintaining a practical flow through the property.

Bathroom

1.12m x 2.02m (3'8" x 6'7")

The first-floor bathroom is well-located for easy access by all tenants, fitted with a modern suite including a WC, hand basin, and shower. Its placement on the upper level ensures practicality for shared living.

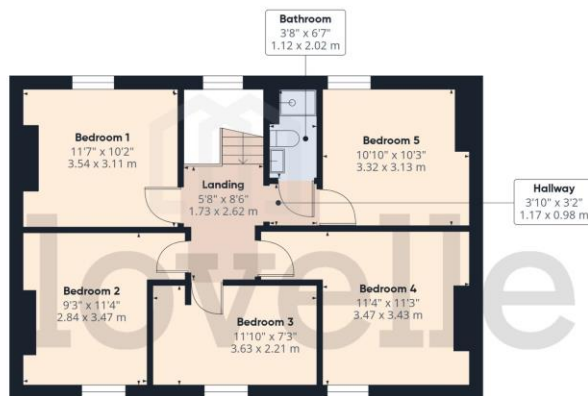
Courtyard

A private, low-maintenance outdoor area to the rear of the property, enclosed for security and ease of use. Offering space for bike storage, drying laundry, or enjoying warm weather, it provides tenants with valuable external amenity space while remaining easy to manage.





Ground Floor



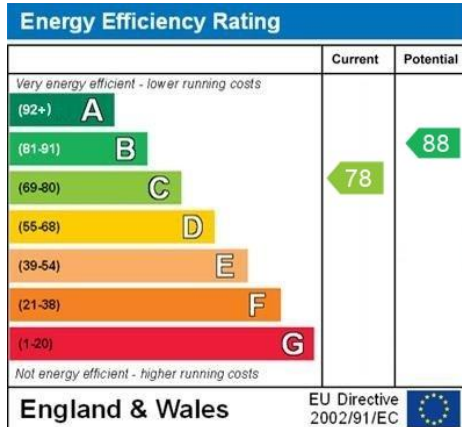
First Floor

Approximate total area⁽¹⁾
1255 ft²
116.5 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.

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01522 305605

lincoln@lovelle.co.uk