

Ashlin Grove, Lincoln, LN1 1LE



Asking Price £260,000 Freehold



A HMO with 5 bedrooms located close to University in the West End of Lincoln City, available with all furniture included with in the price should this be purchased for renting again. Alternatively this would make a lovely Victorian home should a family wish to convert this back again. The house currently comprises of: Porch way and long internal passageway, entrance hallway, ground floor bedroom with bay window, living/dining area, kitchen, ground bathroom, separate WC, Separate shower room and a further reception room at the rear. Upstairs has 4 double bedrooms and a spacious landing. Outside has a low maintenance yard with a lean-to off the kitchen.

It has UPVc double glazing, Gas Central Heating with radiators to all rooms.

Please see details regarding HMO licensing and Fire safety Plan in details of this listing.

EPC rating: E

Inner Porch

The property is entered through this UPVC upper glazed door into this small storm porch.

Porch

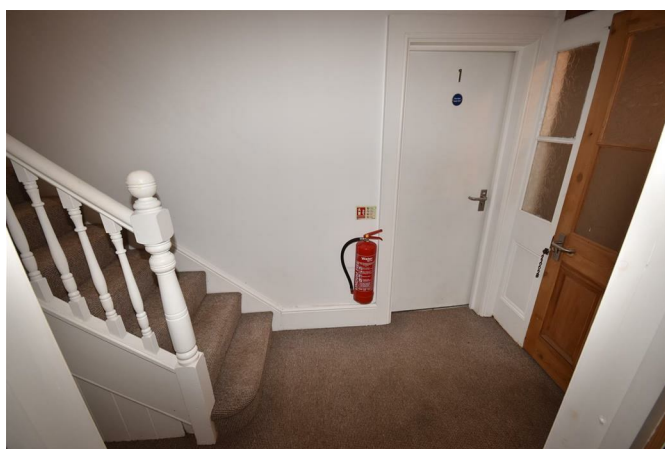
16'10" x 2'11"



Entered from the storm porch through a wooden door having space for pushbikes or pushchairs with the property main entrance door on the right side.

Hallway

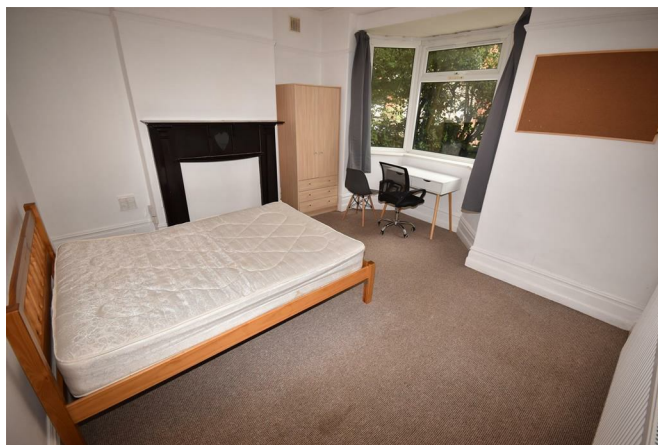
5'6" x 13'6"



Entered through a glazed door having addition side glazed panels either side, being a good size with under-stairs cupboard, carpeted flooring and pendant lighting with doors leading to ground floor bedroom one at the front and Living/Dining Room.

Bedroom 1

11'1" x 13'6"



Bay window to front, chimney breast with fire surround, carpeted flooring and pendant lighting, optional furniture comprising of double bed, wardrobe with drawers underneath and desk with chair.

Lounge/Diner

12'4" x 13'6"



Window to rear, chimney breast with fire surround and hearth, carpeted flooring and pendant lighting, smoke alarm, optional oval table with 4 chairs and a 2 seater sofa.

Kitchen 14'6" x 8'11"



Window to side, vinyl flooring, a range of base and wall units with laminate worktop with tiled splash back, low level fridge and separate freezer, electric oven and gas hob,, wall mounted gas combi boiler, stainless steel sink, washing machine, fire blanket and smoke alarm.

Lean-to 5'10" x 7'7"



Window to rear, glazed UPVC door to rear yard, racking and cupboards for shoes with vinyl flooring.

Shower Room



Being off the kitchen having a shower cubicle with mans fed shower, vinyl flooring, extractor fan and radiator.

WC 3'1" x 3'10"



Frosted window to side, close coupled toilet, pedestal sink and vinyl flooring.

Bathroom 6'4" x 5'5"



Frosted window to side, three piece suite comprising of paneled bath with electric shower over, close coupled toilet and pedestal sink, vinyl flooring, extractor fan and radiator.

Reception Room 7'11" x 8'11"



Window to rear over looking rear yard, carpeted flooring, pendant lighting, smoke alarm and radiator

Inner Hallway 9'9" x 2'11"

Linking the kitchen to the rear reception room, WC and Bathroom.

Bedroom 2 11'1" x 9'11"



Window to front, Victorian fireplace, carpeted flooring, pendant lighting, smoke alarm, optional double bed, wardrobe and desk with chair.

Bedroom 3 16'11" x 6'7"



Window to front, built in wardrobe, carpeted flooring, pendant lighting, optional double bed and desk with chair.

Bedroom 4 12'4" x 6'7"



Window to rear, carpeted flooring, pendant lighting, smoke alarm, optional double bed, wardrobe and desk and chair.

Bedroom 5 12'4" x 9'7"



A large room with window to rear, carpeted flooring, pendant lighting, smoke alarm, optional double bed, wardrobe, tall boy and desk with chair.

Landing



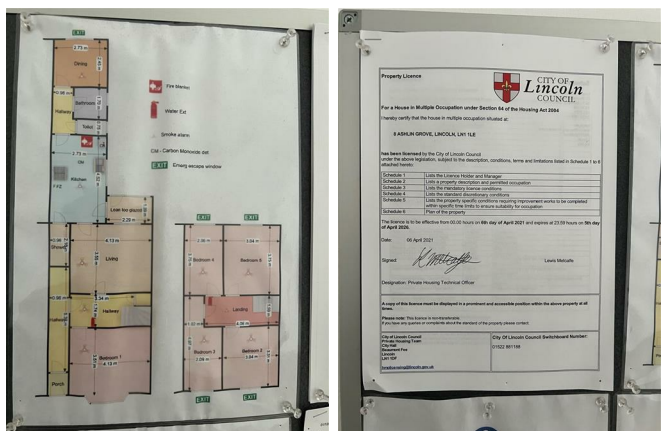
A stained glass window to side, allowing lots of ambient light onto landing.

Rear yard



Being laid to concrete but having a vegetable patch at the rear.

HMO and Fire Escape Plan

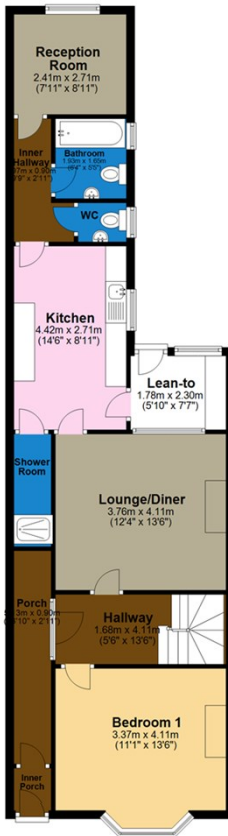


The house has passed its HMO licensing which expires in 2026 although this is not transferable, should any new

Landlord be passed as bona-fide fit and proper person it is likely this will be granted to the next owner. The property has fire doors, fire blanket and smoke alarms in all required rooms, fire escape windows upstairs and fire extinguishers already installed. Should this property be purchased with a view to rent to tenants again, all furniture can be included in the sale at the right price.

Ground Floor

Approx. 78.1 sq. metres (840.2 sq. feet)

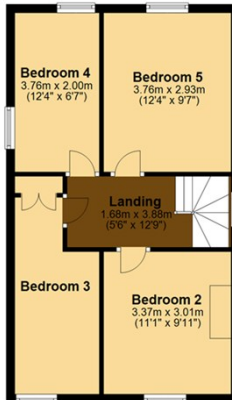


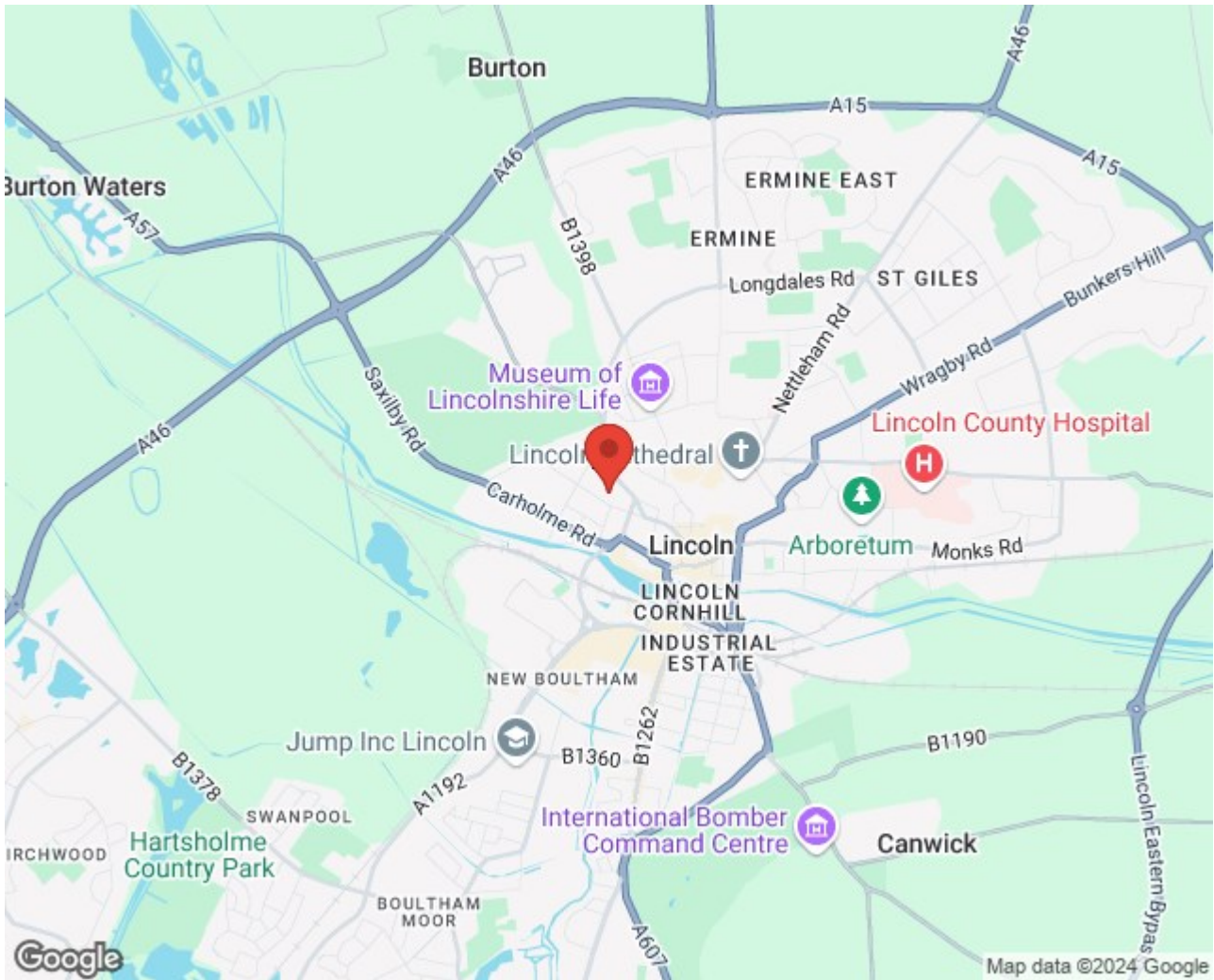
Total area: approx. 123.8 sq. metres (1332.4 sq. feet)

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture
Plan produced using PlanUp.

First Floor

Approx. 45.7 sq. metres (492.3 sq. feet)





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	