



- NO ONWARD CHAIN
- Semi-Detached House
- 5 Bedrooms HMO
- Easily Renovated To A Family Home
- Currently 4 Bedrooms Let
- x 3 £110pw, x 1 £80pw
- 2 Bathrooms
- Generous Rear Garden

Blankney Crescent, Ermine East, LN2 2EW,  
Offers In Excess Of £200,000





OFFERED FOR SALE WITH NO ONWARD CHAIN is this extended 5 bedroom semi detached HMO property. Currently having 5 bedrooms over two floors, with 4 of the rooms currently rented out for £110pw, £110pw, £110pw and £80pw. Being well presented throughout, the property comes with two bathrooms and a generous rear garden. Furthermore, the property could be renovated to create a sizeable family home. Additional benefits to the property include gas central heating with a new boiler in 2024, uPVC double glazing throughout, electrical checks and fire risk assessments carried out. Starkey&Brown understands that the property is compliant with HMO licensing, C4 and Article 4 compliant. Call the team today for further details and viewing arrangements. Council tax band: A. Freehold.

## Entrance Hall

Having uPVC front door entry to front aspect, stairs rising to first floor, understairs storage cupboard and a uPVC double glazed window to side aspect. Access into kitchen and 2 bedrooms.

## Kitchen

8' 9" x 9' 1" (2.66m x 2.77m)

Having a range of base and eye level units with counter worktops, integral oven, hob, integral oven, 4 ring hob, sink and drainer unit and space for further appliances. Access into:

## Lounge

10' 8" x 12' 9" (3.25m x 3.88m)

Having uPVC double glazed windows to front and rear aspects and a uPVC door to rear aspect leading onto rear garden. Access to:

## Downstairs Shower Room

4' 9" x 9' 1" (1.45m x 2.77m)

Having a corner shower cubicle, low level WC, hand wash basin unit, uPVC double glazed obscured window to front aspect, tiled arrangement and a storage cupboard housing a wall mounted gas baxi boiler.

## Bedroom 1

9' 7" x 12' 11" (2.92m x 3.93m)

Having uPVC double glazed window to front aspect and radiator.

## Bedroom 2

9' 7" x 10' 0" (2.92m x 3.05m)

Having uPVC double glazed window to rear aspect and radiator.

## First Floor Landing

Having uPVC double glazed window to side aspect, loft access and stairs to the ground floor.

## Bedroom 3

9' 5" x 10' 0" (2.87m x 3.05m)

Having uPVC double glazed window to side aspect, bed in-built over stairs bulkhead and radiator.

## Bedroom 4

12' 7" max x 11' 1" max (3.83m x 3.38m)

Having uPVC double glazed window to front aspect and radiator.

## Bedroom 5

12' 11" x 7' 1" (3.93m x 2.16m)

Having uPVC double glazed window to rear aspect, radiator and built-in storage cupboard.

## Upstairs Shower Room

6' 3" x 5' 7" (1.90m x 1.70m)

Having a corner shower cubicle, low level WC, pedestal hand wash basin unit and a uPVC double glazed obscured window to rear aspect.

## Outside Rear

Having a low maintenance mostly laid to lawn garden with patio area and enclosed fenced perimeters.

## Outside Front

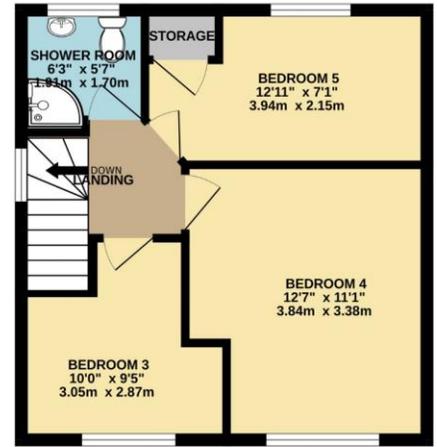
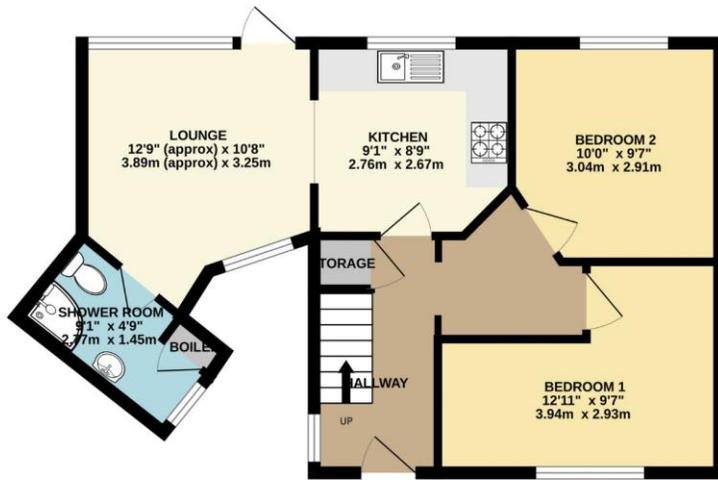
Having a lawned garden with hedged perimeters and pathway leading to front door.





GROUND FLOOR

1ST FLOOR



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