



Lindum Road, Lincoln



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9



5

£644,950



Key Features

- Four Storey Town House
- Eleven Bedrooms
- Generating circa £56k per annum
- City Centre Location
- High Spec Conversion
- Off Street Parking
- EPC rating D
- Freehold





ATTENTION INVESTORS! Currently let and achieving circa £56,000 per annum this prestigious town house offers accommodation over four floors and approaching 3000 square feet. Located within easy walking distance of the City Centre and the Uphill areas this property is finished to a high standard with 11 bedrooms, most of which have their own kitchen and en suite facilities. A communal lounge and kitchen are provided for socialising and in the basement is a purpose fitted laundry. The property is being sold complete with tenants and furnishings so can be an income generator from day one. To the rear of the property are several parking spaces.

Ground Floor

Entrance

The property is entered via a entrance hall with a feature glazed roof.

Hallway

With stairs to the first floor landing and access to the basement.

Room 8 5.51m x 5.18m (18.1ft x 17ft)

With walk in bay window, kitchenette area with built in oven and hob and access to en suite shower room.

Room 8 En Suite Shower Room 1.98m x 1.52m (6.5ft x 5ft)

With corner shower, low level wc and wash basin.

Room 9/10 Lounge

A shared lounge area for rooms nine and ten with kitchen and shower room.

Room 9/10 Kitchen 2.9m x 1.63m (9.5ft x 5.3ft)

With base and eye level units with worktop, sink, built in oven hob with extractor.

Room 9 14m x 11.2m (45.9ft x 36.7ft)

With bay window to the rear elevation.

Room 10 5.26m x 2.92m (17.3ft x 9.6ft)

With window to the side elevation.

First Floor Landing

With stairs taken from the entrance hall.

Room 4 4.17m x 3.63m (13.7ft x 11.9ft)

With window to the side elevation.

Room 4 En Suite

With corner shower, low level wc and vanity unit with wash basin.

Room 5 5.54m x 2.9m (18.2ft x 9.5ft)

With window to the rear elevation and en suite shower room.

Room 5 En Suite

With corner shower, low level wc and vanity unit with wash basin.

Room 6 3.3m x 2.26m (10.8ft x 7.4ft)

With window to the front elevation.

Shower Room

For use by room 6 with access from rear landing, with corner shower, low level wc and vanity unit wash basin.

Room 7 6.2m x 5.56m (20.3ft x 18.2ft)

With bay window to the front elevation, kitchenette including base units with worktop, sink, built in electric oven and hob.

Room 7 En Suite

With corner shower, low level wc and vanity unit with wash basin.

Second Floor Landing

With stairs taken from the first floor landing.





Room 1 3.61m x 2.67m (11.8ft x 8.8ft)

With window to the rear elevation.

Room 2 3.68m x 3m (12.1ft x 9.8ft)

With window to the rear elevation and en suite.

Room 2 En Suite

With shower cubicle, vanity unit with wash basin and low level wc.

Room 3 4.22m x 3.07m (13.8ft x 10.1ft)

With window to the front elevation and radiator.

Room 3 En Suite

With shower cubicle, vanity unit with wash basin and low level wc.

Lounge 4.22m x 2.97m (13.8ft x 9.7ft)

A communal lounge area with window to the front elevation leading through to kitchen.

Kitchen 4.62m x 3.45m (15.2ft x 11.3ft)

With window to the front elevation, range of base and eye level units with worktop, sink, built in oven with hob and extractor.

Basement Level

With access to Room 11 and Utility Room.

Room 11 2.34m x 2.01m (7.7ft x 6.6ft)

With base and eye level units, worktop, sink and built in oven, hob with extractor.

Room 11 En Suite

With corner shower, low level wc and vanity unit with wash basin.

Utility Room

With plumbing for washing machine and tumble dryers.

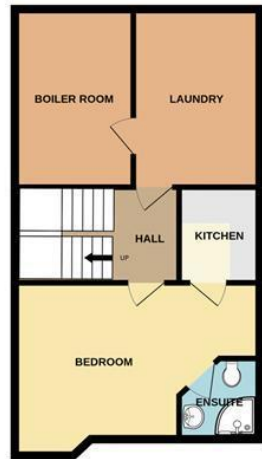


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BASEMENT
513 sq.ft. (47.7 sq.m.) approx.



GROUND FLOOR
968 sq.ft. (90.0 sq.m.) approx.



1ST FLOOR
845 sq.ft. (78.5 sq.m.) approx.



2ND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



LINDUM ROAD, LINCOLN

TOTAL FLOOR AREA : 2918 sq.ft. (271.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

