



Newport, Lincoln



**£439,950**

- 8 Bedroom House Share
- All en-suite bedrooms
- Cinema Room
- Three reception rooms
- Bailgate area
- HMO Licenced
- Freehold
- EPC rating D



**ATTENTION INVESTORS! £45,384 per annum HMO LICENCED PROPERTY - EIGHT BEDROOM ALL EN SUITE** with kitchen, breakfast room, conservatory, basement cinema room set within Bay Fronted period property minutes away from the Bailgate. With accommodation over four floors, property in this location of this type are rarely available and offers great long term potential with existing income.

### **Entrance Hall**

Accessed by front door from small hardstanding area off the street. Laminate flooring and stairs to first floor and stairs to Basement.

### **Basement/Lounge 5.1m x 4.51m (16.7ft x 14.8ft)**

Currently used as a communal TV room.

### **Kitchen 4.72m x 3.9m (15.5ft x 12.8ft)**

Window to rear aspect. Fitted with range of base and wall units with work surfaces over, range oven/hob, drainer sink unit, dishwasher, three fridge/freezers and two washing machines. Under stairs storage cupboard.

### **Breakfast Room 4.17m x 1.8m (13.7ft x 5.9ft)**

Fitted with breakfast bar and seat with windows to side aspect and radiator.



### Dining Room/Conservatory 4.2m x 3.17m (13.8ft x 10.4ft)

Fitted with storage units to the rear aspect and laid as a dining room.

### Bedroom Six 4.6m x 3.58m (15.1ft x 11.7ft)

Accessed via ground floor hallway. Window to rear aspect with radiator. Bedroom furnished with double bed, mattress, chest of drawers and wardrobe.

### En-Suite to Bedroom Six

Fitted with low level wc, wash hand basin and shower cubicle with shower appliance and extractor fan.

### Bedroom Seven 4.25m x 3.58m (13.9ft x 11.7ft)

Accessed via ground floor hallway. Window to front aspect with radiator. Bedroom furnished with double bed, mattress, chest of drawers and wardrobe.

### En-Suite to Bedroom Seven

Fitted with low level wc, wash hand basin and shower cubicle with shower appliance and extractor fan.

### Bedroom Eight

Accessed via ground floor hallway. Window to front aspect with radiator. Bedroom furnished with double bed, mattress, chest of drawers and wardrobe.

### En-Suite to Bedroom Eight

Fitted with low level W.C, wash hand basin and shower cubicle with shower appliance and extractor fan.

## First Floor Landing

Stairs to second floor.

## Bedroom Two 4.26m x 3.66m (14ft x 12ft)

Window to front aspect with radiator. Bedroom furnished with double bed, mattress , chest of drawers and wardrobe.

## En-Suite to Bedroom Two

Fitted with low level wc, wash hand basin and shower cubicle with shower appliance and extractor fan.

## En-Suite to Bedroom Two

Fitted with low level wc, wash hand basin and shower cubicle with shower appliance and extractor fan.

## Bedroom Three 4.68m x 4.3m (15.4ft x 14.1ft)

Window to front aspect with radiator. Bedroom furnished with double bed, mattress , chest of drawers and wardrobe.

## En-Suite to Bedroom Three

Fitted with low level wc, wash hand basin and shower cubicle with shower appliance and extractor fan.

## Bedroom Four 3.67m x 3.3m (12ft x 10.8ft)

Window to rear aspect with radiator. Bedroom furnished with double bed, mattress , chest of drawers and wardrobe.

## En-Suite to Bedroom Four

Fitted with low level wc, wash hand basin and shower cubicle with shower appliance and extractor fan.

## Bedroom Five 4.6m x 3.3m (15.1ft x 10.8ft)

Window to rear aspect with radiator. Bedroom furnished with double bed, mattress , chest of drawers and wardrobe.

## En-Suite to Bedroom Five

Fitted with low level wc, wash hand basin and shower cubicle with shower appliance and extractor fan.

## Second Floor Bedroom One 4.09m x 3.77m (13.4ft x 12.4ft)

Accessed off stairs rising from 1st floor landing. Window to rear aspect with radiator. Bedroom furnished with double bed, mattress , chest of drawers and wardrobe.

## En-Suite to Bedroom One

Fitted with low level wc, wash hand basin and shower cubicle with shower appliance and extractor fan.

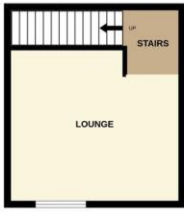
## Garden

Garden laid to slabs with raised gravel area to rear. Rear gate accesses alleyway to Lilys Road. Garden is accessed through conservatory door.

## Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

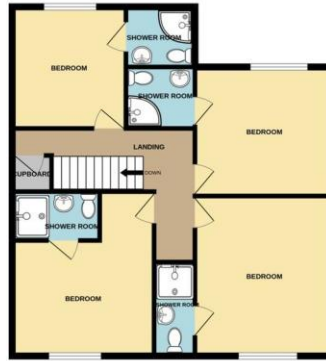
BASEMENT  
247 sq ft. (22.9 sq.m.) approx.



GROUND FLOOR  
960 sq ft. (89.2 sq.m.) approx.



1ST FLOOR  
747 sq ft. (69.4 sq.m.) approx.



2ND FLOOR  
167 sq ft. (15.5 sq.m.) approx.



NEWPORT, LINCOLN, LN1 3DF

TOTAL FLOOR AREA : 2121 sq.ft. (197.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		55	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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