



Vine Street, Lincoln



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**£240,000**

- Five Bedroom HMO
- Three En-Suites & Bathroom
- Monthly Income £2493
- NO ONWARD CHAIN
- Fully Licensed
- Popular Location
- Freehold
- EPC rating D



Five Bedroom Licenced HMO. Fully let and generating a monthly income of £2493\*. The property is perfectly located within walking distance of Lincoln Hospital, University and Collage. The property also benefits from being sold with NO ONWARD CHAIN.

The accommodation on offer comprises Entrance Hall, Bedroom One, Communal Living Area/Kitchen and Bedroom Five with En-suite. To the first floor, Bedroom Two and Three both with an En-suite and communal Bathroom. To the second floor is Bedroom Four. Outside to the rear there is a shared courtyard.

The property Further benefits from Gas Central Heating and uPVC Double Glazing.

### Entrance Hall

With entrance door to the side aspect and access to storage cupboard.

### Communal Living Area

3.71m x 3.68m (12'2" x 12'1")

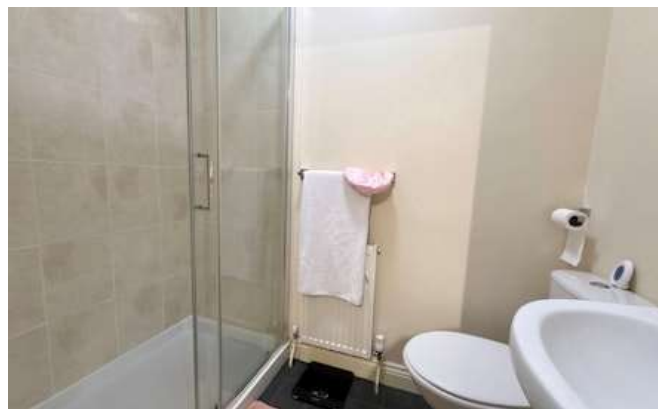
With an opening to the kitchen.

### Kitchen

4.49m x 2.26m (14'8" x 7'5")

With two windows to the side aspect and door to the rear garden. Fitted with a range of wall and base units with worktops over, single electric hob, electric four ring hob with extractor over, sink with drainer, washing machine and washing machine.





### Bedroom One

3.7m x 3.7m (12'1" x 12'1")

With a bay window to the front aspect and radiator.

### Bedroom Five

6.78m x 3.33m (22'2" x 10'11")

With a window to the side aspect and en-suite.

### En-Suite

2.72m x 1.18m (8'11" x 3'11")

With a window to the side aspect. Fitted with low level WC, wash hand basin and shower cubicle.

### First Floor Landing

With stairs to the ground and second floor.

### Bedroom Two

3.7m x 2.97m (12'1" x 9'8")

With two windows to the front aspect and en-suite.

### Ensuite

2.12m x 1.26m (7'0" x 4'1")

Fitted with low level WC, Wash hand basin, shower cubicle and radiator.

### Bedroom Three

3.7m x 2.48m (12'1" x 8'1")

With a window to the rear aspect and en-suite.

### En-Suite

1.7m x 1.36m (5'7" x 4'6")

Fitted with low level WC, Wash hand basin, shower cubicle and radiator.



### Bathroom

3.7m x 2.12m (12'1" x 7'0")

With a window to the rear aspect and fitted with panel bath with shower over, wash hand basin, low level WC and radiator.

### Second Floor Landing

With stairs to the first floor and access to storage cupboard.

### Bedroom Four

6.02m x 3.7m (19'10" x 12'1")

With windows to the front and rear aspects.

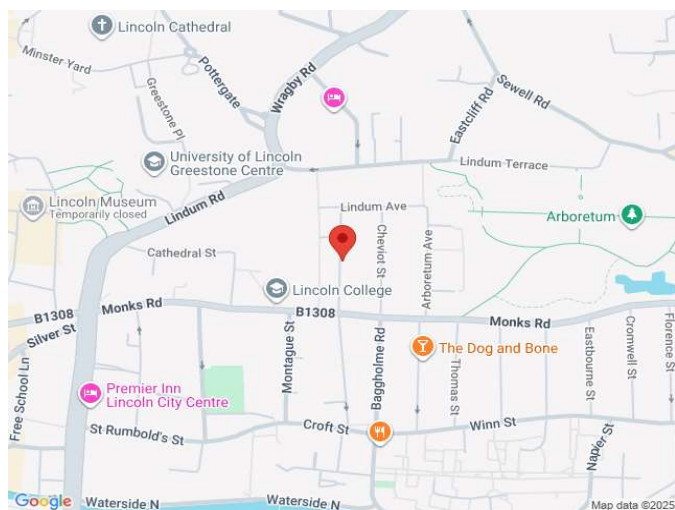
### Outside

To the rear of the property there is an enclosed courtyard garden.

### Agents Note

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## Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



# Newton Fallowell Lincoln

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