



Property Description

Our latest listing is in Carnoustie Drive, Lincoln, LN6 0FQ

Get instant cash flow of **£1,300** per calendar month with a **7.2%** Gross Yield for investors.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...



Carnoustie Drive, Lincoln,
LN6 0FQ

227057570



Property Key Features

3 bedrooms

3 bathrooms

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £28.23 PM

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,300

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £204,000.00 and borrowing of £153,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 204,000.00

25% Deposit	£51,000.00
SDLT Charge	£11,780
Legal Fees	£1,000.00
Total Investment	£63,780.00

Projected Investment Return



The monthly rent of this property is currently set at £1,300.00 per calendar month is

£ 1,300

Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£1,300.00
Mortgage Payments on £153,000.00 @ 5%	£637.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£28.23
Ground Rent	Freehold
Letting Fees	£130.00
Total Monthly Costs	£810.73
Monthly Net Income	£489.27
Annual Net Income	£5,871.24
Net Return	9.21%

Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **£3,271.24**
Adjusted To

Net Return **5.13%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£2,811.24**
Adjusted To

Net Return

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £200,000.



£200,000

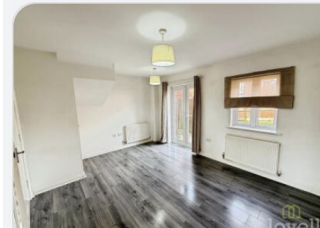
3 bedroom town house for sale

+ Add to report

Carnoustie Drive, Lincoln

NO LONGER ADVERTISED

Marketed from 29 May 2025 to 6 Jun 2025 (7 days) by Kinetic Estate Agents Limited, Lincoln



£190,000

3 bedroom end of terrace house for sale

+ Add to report

Carnoustie Drive, Lincoln, LN6

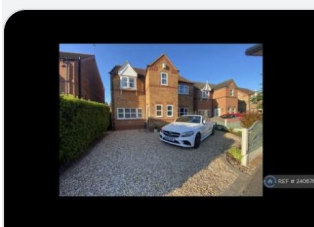
NO LONGER ADVERTISED

Marketed from 7 Mar 2025 to 5 Nov 2025 (242 days) by Lovelle Estate Agency, North Hykeham

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,395 based on the analysis carried out by our letting team at **Let Property Management**.



£1,395 pcm

3 bedroom detached house

+ Add to report

Brooklands Way, Lincoln, LN6

NO LONGER ADVERTISED

Marketed from 22 Jun 2025 to 14 Jul 2025 (21 days) by OpenRent, London



£1,250 pcm

3 bedroom detached house

+ Add to report

Mallory Close, Lincoln, Lincolnshire, LN6

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Aug 2025 to 27 Oct 2025 (67 days) by Your Move, Lincoln

Current Tenant Profile



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

 Tenancy Agreement in place: **Yes**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved within the last 2 years**

 Payment history: **On time for length of tenancy**

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



 www.letproperty.co.uk

Carnoustie Drive, Lincoln, LN6 0FQ

227057570

Interested in this
property investment?

Call us on
0141 478 0985

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



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