





- Article 4 - House & Separate Annexe
- Approx Income £36k Per Annum With Scope For £42k
- Permit Parking
- Perfect Investor Buy
- Four Bedroom House With Two Bedroom Annexe
- Viewings Taking Place Academic Year 2027-2028
- City Centre Location
- Call Today To View

Kesteven Street, Lincoln, LN5 7LH
£295,000

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Starkey&Brown are delighted to offer for sale this unique six-bedroom Article 4 investment opportunity, situated on Kesteven Street in Lincoln. Arranged as two separate dwellings, comprising a four-bedroom main property together with a self-contained two-bedroom annex, this is a rare opportunity to acquire a substantial income-producing investment in a convenient city centre location. The property is currently let until next year, allowing the incoming purchaser to benefit from an existing rental income from completion, subject to the terms of the tenancy arrangements. The current rental income is approximately £36,000 per annum, with the potential to increase this to around £42,000 per annum, offering further scope for an investor looking to maximise the property's earning potential. The main dwelling provides four bedrooms, a separate lounge, kitchen and bathroom, together with a small, low-maintenance rear garden. In addition, there is a separate two-bedroom annex, which benefits from its own lounge, kitchen and bathroom, providing a second self-contained living space. Permit parking is available to the front of the property. Kesteven Street is ideally positioned for access to Lincoln city centre and its extensive range of amenities. The location is particularly attractive for the student rental market, with the University of Lincoln, Bishop Grosseteste University and the city's popular student areas all within convenient reach. Lincoln offers a wide selection of shops, supermarkets, restaurants, bars and leisure facilities, alongside excellent public transport links and Lincoln railway station. Offering six bedrooms across two separate dwellings, an established rental income, potential for increased returns. Viewings are now take place for the academic year 2027-2028. This is a fantastic opportunity to acquire a unique investment property in a popular Lincoln location. Council tax band: A. Freehold.





uPVC composite door leading to:

Hall
Recently fitted commercial grade LTV, a radiator, and a staircase to the first floor. Access to:

Bedroom 1
12' 3" x 12' 1" (3.73m x 3.68m)
Having a uPVC double-glazed window, carpeted, and a radiator.

Lounge
15' 8" x 11' 8" (4.77m x 3.55m)
Having a uPVC double-glazed window, an understairs storage cupboard, recently fitted commercial-grade LTV, and access to:

Kitchen
11' 11" x 6' 8" (3.63m x 2.03m)
Having a range of matching wall and base units with countertops, space and plumbing for appliances, space for a fridge-freezer, an electric oven with an overhead extractor fan, a 4-ring electric hob, a uPVC double-glazed window, and recently fitted commercial-grade LTV flooring. Open access leading to:

Lobby
Having a uPVC door leading to the rear.

First Floor Landing
Carpeted. Access to:

Bedroom 2
15' 3" x 7' 6" (4.64m x 2.28m)
Having a uPVC double-glazed window, carpeted, a radiator, and a built-in storage cupboard.

Bedroom 3
12' 0" x 8' 8" (3.65m x 2.64m)
Having a uPVC double-glazed window, carpeted, and a radiator.

Bedroom 4
10' 0" x 8' 11" (3.05m x 2.72m)
Having a uPVC double-glazed window, carpeted, and a radiator.

Shower Room
Three-piece suite comprising low-level WC, wash hand basin, walk-in shower cubicle, a uPVC frosted window, tiled flooring, tiled walls, and a radiator.

Outside Front
Permit parking.

Outside Rear
Artificial turf and access to the annexe.







Annexe
A uPVC door leading to:

Lounge
Having a uPVC double-glazed window, carpeted, a radiator, and a staircase to the first floor. Leading to:

Kitchen
10' 5" x 8' 11" (3.17m x 2.72m)
Having a range of matching wall and base units with countertops, a stainless steel sink with mixer taps, space and plumbing for appliances, uPVC double-glazed windows, tiled flooring, an electric oven with a 4-ring electric hob, and an overhead extractor fan. Access to:

Shower Room
Three-piece suite comprising a low-level WC, wash hand basin, walk-in shower cubicle, uPVC double-glazed frosted window, tiled floor and tiled walls, and a radiator.

Bedroom 5
11' 9" x 11' 0" (3.58m x 3.35m)
Having a uPVC double-glazed window, carpeted, and a radiator.

Annexe Second Floor

Bedroom 6
15' 3" x 12' 4" (4.64m x 3.76m)
Having a uPVC double-glazed window, carpeted, and a radiator. Access to the boiler cupboard. The gas combination boiler is less than 2 years old.

Agents Note
Both dwellings are being sold as one.

Agents Note 1
There is a valid HMO license, and all compliance is up to date.

Agents Note 2
The annexe has its own access from Cross Street. There is also access from the main residence.











TOTAL FLOOR AREA : 1547 sq.ft. (143.8 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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In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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