



Newport, Lincoln



£409,950

- EIGHT Bedroom House Share
- All en-suite bedrooms
- Three Receptions & Cinema Room
- Approx £54,000 Rent Per Annum
- Bailgate Area
- Licenced HMO
- Freehold
- EPC rating D



ATTENTION INVESTORS – An exceptional opportunity to acquire a fully licensed **eight-bedroom HMO** generating an impressive **annual rental income of £54,000(approx)**.

This substantial bay-fronted period property is ideally situated just moments from the highly sought-after **Bailgate** area and offers spacious accommodation arranged over four floors. All eight bedrooms benefit from their own en suite facilities, complemented by a well-appointed kitchen, breakfast room, conservatory and a unique basement cinema room, creating an attractive living environment for tenants.

Investment opportunities of this calibre and location are rarely available. With an established rental income, HMO licence in place and excellent long-term investment potential, this is a superb addition to any property portfolio.

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.

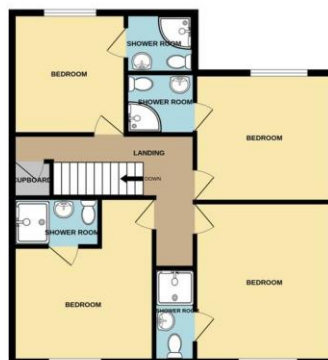
BASEMENT
247 sq ft. (22.9 sq.m.) approx.



GROUND FLOOR
980 sq ft. (90.2 sq.m.) approx.



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



2ND FLOOR
387 sq ft. (35.8 sq.m.) approx.

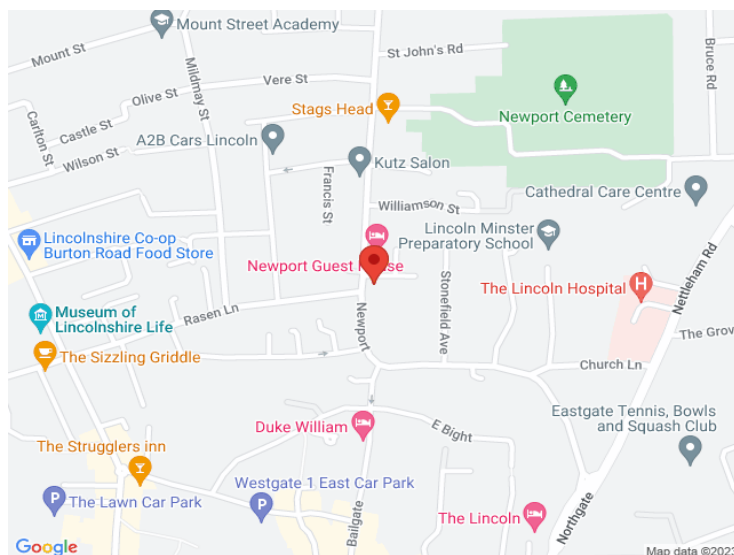


NEWPORT, LINCOLN, LN1 3DF

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.
Made with Metropix ©2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



NEWTONFALLOWELL

Newton Fallowell Lincoln

01522 516590

lincoln@newtonfallowell.co.uk