



45 Kirkby Street
Lincoln, LN5 7TU



Book a Viewing!

£145,000

Fully let student investment with income secured until the end of the 2026/27 academic year. A traditional Three Bedroom bay fronted Terraced HMO Property arranged to provide Two lettable Rooms, offering a ready made investment in the popular Sincil Bank area. The accommodation comprises of an Entrance Hallway, Lounge, Dining Room, Kitchen, Rear Porch and Bathroom. To the First Floor there are Three Bedrooms.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Lincoln Bishop University.



INVESTMENT INFORMATION:

Fully let HMO investment

Tenancy secured until end of academic year 2026/27

Fully managed Income:

2025/26: £14,025 per annum (9.67% yield based on asking price) 2026/27: £15,810 per annum (10.90% yield based on asking price)

ACCOMMODATION

ENTRANCE HALLWAY

Accessed via a shared passageway, with access to both reception rooms and stairs to the first floor.

LOUNGE

11' 4" x 11' 6" (3.46m x 3.50m) Front facing bay fronted reception room with window and radiator.

DINING ROOM

12' 1" x 11' 6" (3.69m x 3.50m) A second reception room with window overlooking the rear yard, radiator and understairs storage cupboard.

KITCHEN

10' 11" x 6' 5" (3.32m x 1.95m) Fitted with a range of wall and base units, sink with mixer tap, electric hob with extractor over, eye level electric oven, space for fridge and window to the side aspect.

REAR PORCH

Providing access to the rear yard and bathroom, with tiled flooring.

BATHROOM

Fitted with a three piece suite comprising of a bath with shower over, WC and wash hand basin, with tiled splashbacks and frosted window.

FIRST FLOOR LANDING

Providing access to all three bedrooms.

BEDROOM ONE

12' 4" x 11' 6" (3.75m x 3.50m) Rear facing double bedroom with UPVC window, radiator and over stairs storage cupboard.

BEDROOM TWO

11' 8" x 7' 3" (3.56m x 2.21m) Front facing double bedroom with UPVC window and radiator.

BEDROOM THREE/STUDY

8' 7" x 7' 8" (2.60m x 2.34m) A flexible room currently used as a study, with window and radiator.

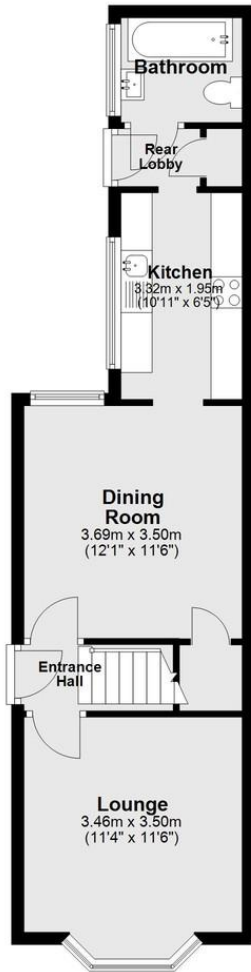
OUTSIDE

Low maintenance rear yard mainly laid to patio slabs, with a useful outbuilding providing additional utility space with plumbing for a washing machine. To the front, the property is set behind a brick built wall with on street permit parking available in the area.





Ground Floor



First Floor



WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CVH, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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