

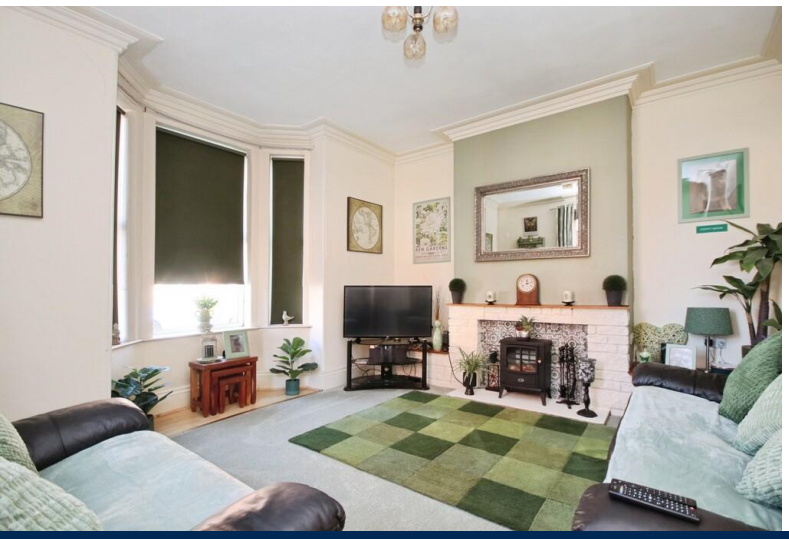
27 Sibthorp Street

Lincoln, LN5 7SH

Book a Viewing!

£155,000

Bay-fronted three-bedroom end-terraced investment property offered for sale with a long-standing tenant in situ. A rare opportunity for investors to acquire a well-maintained rental property, with the current occupier taking great pride in the home and keeping it presented to a high standard. The accommodation comprises of an Entrance Hall, Lounge, Dining Room, Kitchen/Diner, three double Bedrooms and Bathroom. The property benefits from an enclosed rear yard and garage.





Sibthorp Street, Lincoln, LN5 7SH







LOCATION

Sibthorpe Street is conveniently situated just off Lincoln High Street, placing the property within easy walking distance of a wide range of shops, supermarkets, cafés, restaurants and everyday amenities. The property is particularly well positioned for commuters, with Lincoln Central Railway Station and the Central Bus Station both approximately a five-minute walk away. There are also a number of local schools, leisure facilities and green spaces nearby, making this a popular residential location close to the heart of the city.

INVESTMENT INFORMATION

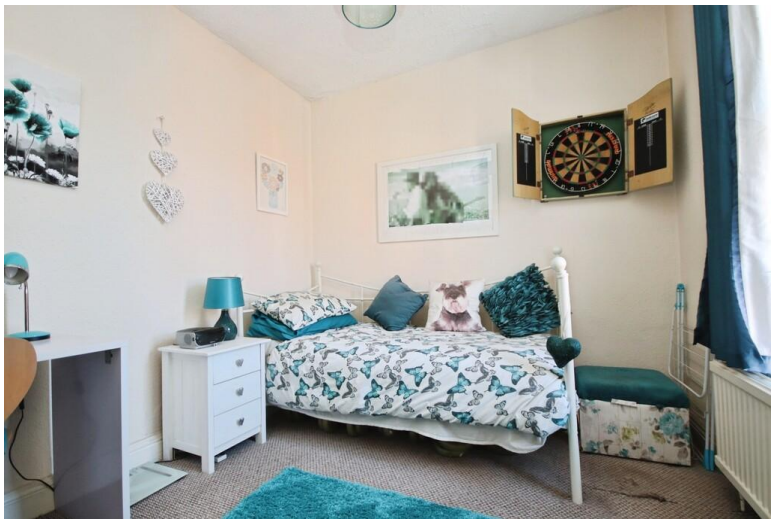
- Sold with tenants in situ
- Current Rent: £500 PCM
- Long-standing tenant
- Approximate Gross Yield: 3.75% (based on an asking price of £160,000)

ACCOMMODATION

ENTRANCE HALL

A welcoming entrance hall with tiled flooring, radiator, frosted UPVC entrance door and stairs rise to the first floor landing.









LOUNGE
14' 6" x 11' 6" (4.42m x 3.51m) A spacious bay-fronted reception room with UPVC bay window to the front aspect and an additional side window providing excellent natural light. Further benefits include a feature fireplace with mantel surround and radiator.

DINING ROOM
14' 6" x 11' 5" (4.42m x 3.48m) A second reception room with windows to both the front and side aspects, radiator and useful under-stairs storage cupboard.

KITCHEN
15' 11" x 8' 6" (4.85m x 2.59m) Fitted with a range of wall-mounted cupboard and base units with complementary work surfaces, features include a stainless-steel sink, space for appliances, wall-mounted gas combination boiler and additional built-in storage cupboard, UPVC windows overlook the rear aspect, while there is ample space for dining furniture.

FIRST FLOOR LANDING
Providing access to all three bedrooms and the bathroom, a built-in storage cupboard, loft access and UPVC window.

BEDROOM 1
14' 6" x 11' 4" (4.42m x 3.45m) A generous double bedroom with a radiator and windows to both the front and side aspects.

BEDROOM 2
11' 8" x 9' 7" (3.56m x 2.92m) A further double bedroom with window, radiator and laminate flooring.

BEDROOM 3
9' 11" x 8' 7" (3.02m x 2.62m) A third double bedroom with UPVC window and radiator.

BATHROOM
Fitted with a three-piece suite comprising shower cubicle with mains shower, WC and wash hand basin, tiled flooring, tiled splashbacks, radiator, extractor and frosted window.

OUTSIDE
To the rear of the property there is a low-maintenance enclosed yard incorporating concrete seating areas and artificial lawn for ease of upkeep. A particularly valuable feature is the detached garage, accessed via a manual up-and-over door, something rarely found with properties of this type and location. Pedestrian access is provided from the garage directly into the rear yard.

GARAGE
16' 9" x 7' (5.11m x 2.13m) Detached garage with manual up-and-over door and pedestrian door providing direct access into the rear garden.

WEBSITE
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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:

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KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker



Total area: approx. 110.3 sq. metres (1187.6 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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