

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Lincoln Crescent, Kirton
Lindsey, Gainsborough,
DN21

229108569





PROPERTY DESCRIPTION

Our latest listing is in Lincoln Crescent, Kirton Lindsey, Gainsborough, DN21

Rent currently agreed with tenant of **£650** per calendar month which calculates to a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£713** which would provide the investor a Gross Yield of **7.9%** if the rent was increased to full market rate.

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.

Please read full legal pack for detailed property information.

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



Lincoln Crescent, Kirton
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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £650

Market Rent: £713

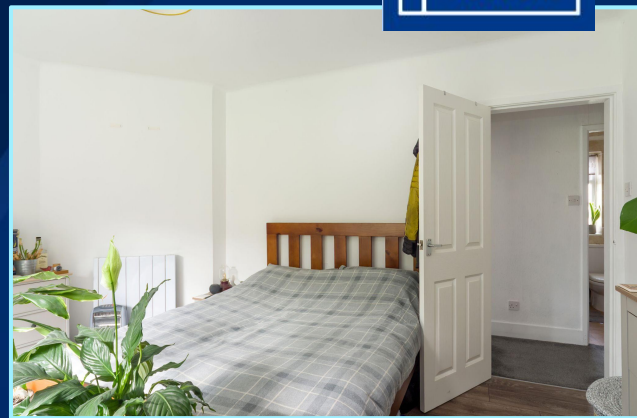
Lounge



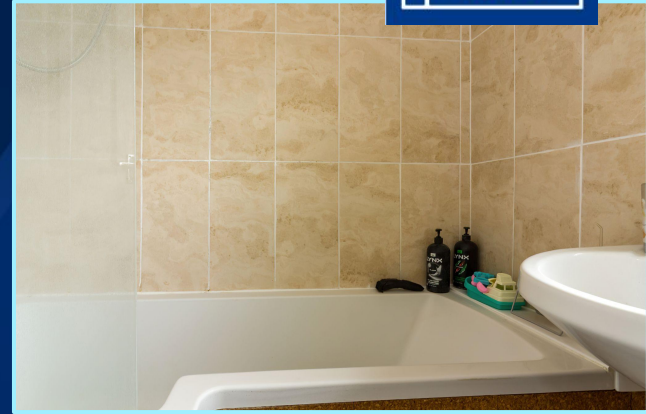
Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£108,000

10% Deposit (£5,000 Minimum) **£10,800**

Buyers Premium **£6,000**

Paid On Accepted Bid **£16,800**

Purchase Balance **£97,200**

SDLT Charge **£5,400**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£103,600**

Your total all in costs would be ~£103,600 after taxes and fees based on a purchase price of £108,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

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 £140,000.



£140,000

2 bedroom semi-detached house for sale

Henlow Close, Kirton Lindsey, Lincolnshire, DN21

NO LONGER ADVERTISED

Marketed from 22 May 2026 to 15 Jul 2026 (54 days) by DDM Residential, Brigg

+ Add to report



£125,000

2 bedroom terraced house for sale

Lincoln Crescent, Kirton Lindsey, DN21

CURRENTLY ADVERTISED

SOLD STC

Marketed from 27 May 2026 by Newton Fallowell, Brigg

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our lettings team.



£950 pcm

2 bedroom semi-detached house

+ Add to report

High Street, Redbourne, North Lincolnshire

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Jun 2026 to 12 Aug 2026 (68 days) by DDM Residential, Scunthorpe



£775 pcm

2 bedroom cottage

+ Add to report

South Cliff Road, Kirton Lindsey

NO LONGER ADVERTISED

Marketed from 7 May 2026 to 29 Jul 2026 (83 days) by Bella Properties, Scunthorpe



Interested in this
property investment?

Call us on
0161 394 2637

Lincoln Crescent, Kirton Lindsey,
Gainsborough, DN21

PROPERTY ID: 229108569

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