

- Bay Fronted Semi-Detached Home
- Four Bedroom Residential Home Or Six Bedroom HMO
- Spacious Living Throughout
- Neighbouring The West Common
- Permit Parking For One Vehicle
- Sought After Location
- Valid HMO License
- Sold With No Onward Chain!

West Parade, West End, LN1 1QT
£325,000





Starkey & Brown are pleased to offer for sale this spacious four-bedroom semi-detached home, ideally located on the sought-after West Parade in Lincoln's popular West End, overlooking the open green space of West Common. Offering approximately 1,400 sq. ft. of well-proportioned accommodation, the property features an entrance hall, bay-fronted living room, separate dining room, fitted kitchen, and ground floor shower room. To the first floor are four bedrooms and a family bathroom. The property briefly comprises a welcoming entrance hall leading into a bay-fronted living room, a separate dining room providing an ideal space for entertaining and family living, and a fitted kitchen with access to the rear of the property. The ground floor also benefits from a shower room for practicality. Rising to the first floor, there are four well-proportioned bedrooms and a family bathroom. The overall layout and size of the property provide buyers with excellent potential to adapt the home to their own tastes. Externally, the property benefits from off-street parking to the front – a rare advantage in this location – and an enclosed rear garden with an outbuilding currently used as a utility space, offering further potential. The property also holds an HMO licence, making it an appealing option for investors, while equally suiting families looking for a spacious home with scope to personalise. Situated within easy reach of the University of Lincoln, city centre, and local amenities, as well as the historic Cathedral Quarter, this property offers both lifestyle appeal and strong investment potential. Overall, this property presents great potential and would make an ideal purchase for buyers looking to create a spacious home or investment in one of Lincoln's most desirable locations. Early viewing is highly recommended. Council tax band: C. Freehold.



uPVC composite door leading into:

Entrance Hall

Carpeted, staircase rising to the first floor, a radiator, and understairs storage. Leading into:

Living Room

12' 7" x 10' 0" (3.83m x 3.05m)

A uPVC bay fronted window to the front aspect, a coved ceiling, carpeted, and a radiator.

Dining Room

11' 11" x 11' 8" (3.63m x 3.55m)

Having a uPVC double-glazed window to the rear aspect, a coved ceiling, carpeted, and a radiator.

Kitchen/Breakfast Room

19' 9" x 10' 3" (6.02m x 3.12m)

Kitchen Area

Base and wall units with countertops, an integrated double oven, a 4-ring gas hob, space and plumbing for a dishwasher, space for a fridge freezer, splashbacks, a stainless steel sink with mixer, tiled flooring, a uPVC double-glazed window to the side, and rear aspects.

Breakfast Area

Two uPVC double-glazed windows to the side aspect, a uPVC door leading to the side aspect, carpeted, and a radiator.

Downstairs Shower Room

Three-piece suite comprising a corner shower cubicle, a low-level WC, a wash hand basin, an extractor fan, a frosted double-glazed window to the side aspect, tiled walls, and a laminate flooring.

First Floor Landing

Carpeted, loft access, and a coved ceiling.

Bedroom 1

17' 7" x 11' 0" (5.36m x 3.35m)

Having two uPVC double-glazed windows to the front aspect, carpeted, and a radiator.

Bedroom 2

14' 8" x 11' 10" (4.47m x 3.60m)

Having a uPVC double-glazed window to the rear aspect, carpeted, and a radiator.

Bedroom 3

11' 3" x 8' 1" (3.43m x 2.46m)

Having a uPVC double-glazed window to the rear and side aspects, carpeted, and a radiator.

Bedroom 4

10' 3" x 8' 3" (3.12m x 2.51m)

Having a uPVC double-glazed window to the side aspect, carpeted, a radiator, and LED lighting.

Bathroom

Three-piece suite comprising panelled bath with an overhead shower, a low-level WC, a wash hand basin, a frosted double-glazed window to the side aspect, partially tiled walls, vinyl flooring, and an extractor fan.

Outside Front

Off-street parking for 1 vehicle with additional permit parking.

Outside Rear

Patio courtyard, brick wall surround. Access to the front of the property. Access to:

Current Utility Room

Space and plumbing for a washing machine, and space for an additional fridge freezer. Potential to convert to a study area/individual needs.

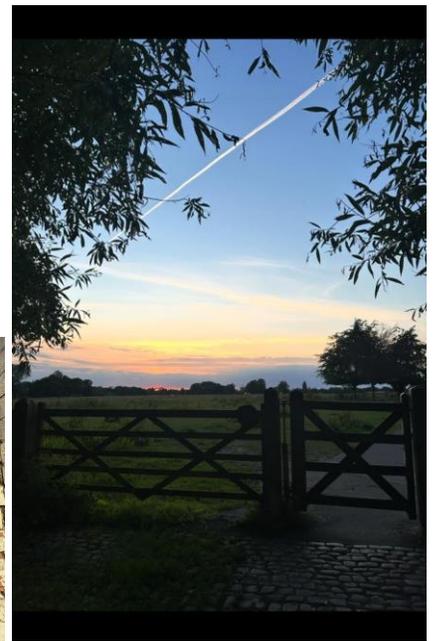
Agents Note

The property is up for sale for either a family or investors.

Agents Note 1

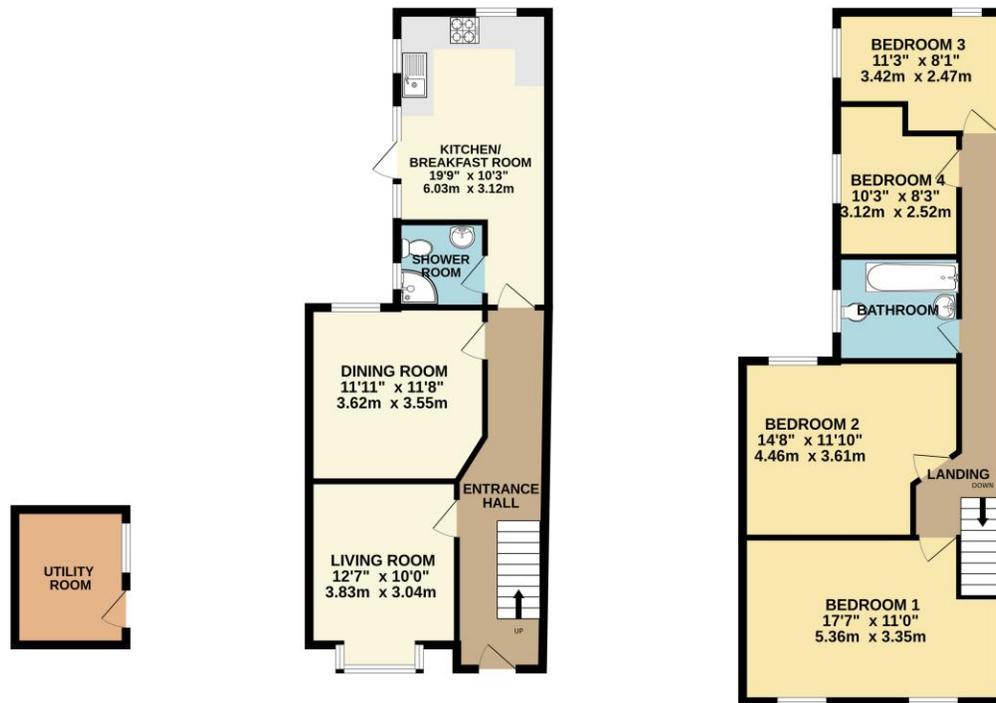
The property has a valid HMO license and is occupied till June 2026. Up to date with compliance fire regulations. Documents are available upon request.





GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.

1ST FLOOR
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA: 1376 sq.ft. (127.8 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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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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