



111 West Parade
Lincoln, Lincolnshire, LN1 1QR

£285,000

5 Bedroom Terraced House

- Freehold
- 5 Bedroom Mid Terrace Property
- Currently configured as 6 Bed HMO
- Driveway Parking
- Brick Outbuilding Suitable For Conversion (STPP)
- 3 Bathrooms
- Highly Sought After Location
- EPC Rating - D, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 111 West Parade, Lincoln, Lincolnshire, LN1 1QR](#)



Overview

Situated in the highly desirable West End area of Lincoln, this characterful five bedroom property presents a fantastic opportunity for both owner-occupiers seeking a spacious home and investors looking for an established Fully Licensed HMO investment opportunity, currently configured to provide six letting bedrooms and could achieve a potential income of £36,000 PA.

Offering versatile accommodation and a wealth of potential, the property is currently vacant, allowing a purchaser to move straight in or continue to run the property as a HMO investment. The property offers a potential annual rental income of approximately £36,000, making it an attractive proposition for those seeking long-term potential.



The accommodation briefly comprises an entrance hallway, bay-fronted lounge (currently utilised as Bedroom Six), dining room/communal room, fitted kitchen and family bathroom. To the first floor are five generous bedrooms, a shower room and an en-suite bathroom serving the principal bedroom.

One of the standout features is the private driveway, a particularly desirable and uncommon advantage in this sought-after location. To the rear, a south-facing garden provides an excellent outdoor space, ideal for relaxing and entertaining. The property also benefits from an outbuilding offering exciting potential for conversion or alternative use, subject to the necessary planning permissions and consents (STPP).

The West End is a popular residential area of Lincoln, well placed for access to the city centre, local amenities and transport links, making it an appealing location for homeowners and tenants alike.

Combining character, versatile accommodation, rare off-road parking and further scope to add value, this property represents an exciting opportunity for a range of purchasers in one of Lincoln's most sought-after residential areas.





West Parade, Lincoln, LN1

Approximate Area = 1356 sq ft / 125.9 sq m (excludes carport)

Outbuilding = 590 sq ft / 54.8 sq m

Total = 1946 sq ft / 180.7 sq m

For identification only - Not to scale





Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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