



## 87 Roman Wharf

Lincoln, LN1 1SN

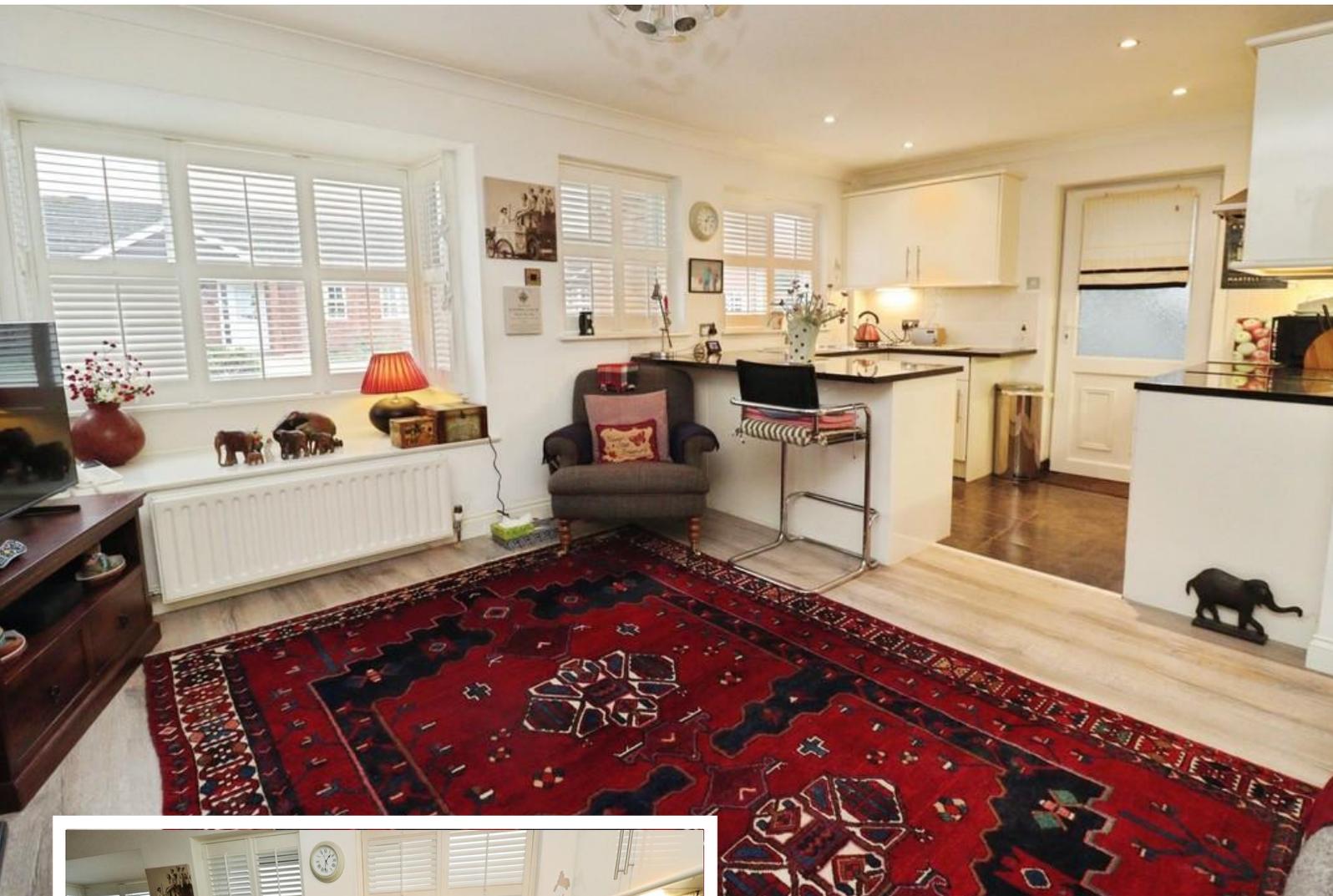


Book a Viewing!

**£195,000**

A rare and exciting opportunity to acquire an immaculate Two Bedroom Semi Detached Bungalow, superbly positioned within close proximity to Lincoln City Centre and the Fosdyke Canal. The property has stylish, contemporary living accommodation, beginning with an Entrance Porch that opens into an impressive Open Plan Lounge, Kitchen and Dining space, ideal for both everyday living and entertaining. An Inner Hallway leads to two beautifully presented Bedrooms and a modern Bathroom. Externally, the home is complemented by attractive, low maintenance front and rear gardens, along with a private driveway providing off street parking. Early viewing is highly recommended to fully appreciate the exceptional standard and desirable location of this delightful bungalow. NO CHAIN.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**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. The property is within walking distance to Lincoln City Centre and is nearby to the Fossdyke Canal.



## ACCOMMODATION

### ENTRANCE PORCH

With tiled flooring.

### OPEN PLAN LOUNGE/KITCHEN/DINER

18' 3" x 13' 4" (5.58m x 4.07m) Kitchen fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven and hob with extractor fan, integrated washing machine, tiled flooring and splashbacks, spotlights, two double glazed windows to the front aspect with wooden shutters, lounge area with double glazed bay window to the front aspect with wooden shutters, laminate flooring and two radiators.

### INNER HALL

With airing cupboard.

### BEDROOM 1

11' 5" x 8' 10" (3.48m x 2.71m) With fitted wardrobes, double glazed window to the rear aspect and radiator.

### SITTING ROOM/BEDROOM 2

9' 4" x 6' 6" (2.85m x 2.00m) With double glazed sliding patio doors to the rear aspect, laminate flooring and radiator.



### BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, wash hand basin in a vanity style unit with storage beneath, close coupled WC, chrome towel radiator, tiled flooring and splashbacks, spotlights and double glazed window to the side aspect.

### OUTSIDE

The property sits on a pleasant plot with low maintenance paved gardens to the front with inset borders and mature shrubs. To the side there is a driveway providing off street parking. To the rear of the property there is an enclosed landscaped garden with gravelled areas, patio seating areas, Summer House, shed, mature shrubs and flowerbeds.





**WEBSITE**

Our detailed website show 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](http://mundys.net)

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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.

CWH, J Walter and Callum 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**

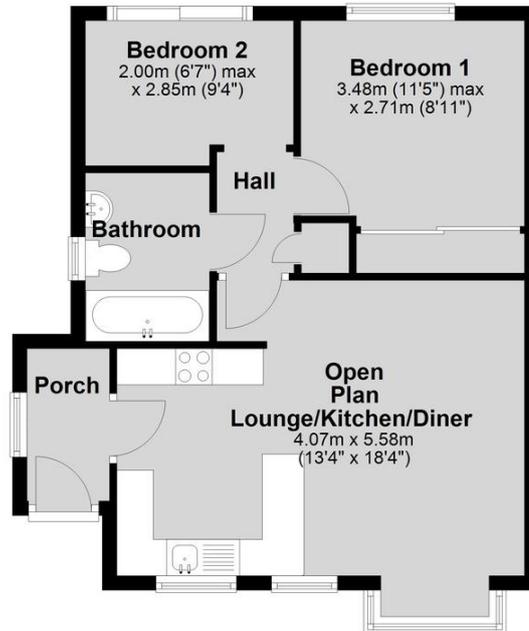
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
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**Ground Floor**

Approx. 46.3 sq. metres (498.7 sq. feet)



Total area: approx. 46.3 sq. metres (498.7 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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

