



- Extended Town House
- Beautifully Presented Throughout
- Popular Canalside Development
- 4/5 Bedrooms & 3 Bathrooms

- Lounge, Office & Snug
- Modern Kitchen & Conservatory
- Driveway & Double Garage
- Viewing Essential!

Roman Wharf, West End, LN1 1SR  
£445,000





Located within the sought after canal side development of Roman Wharf, only a short canal side walk from The Brayford Pool and the city centre is this beautifully extended and refurbished townhouse. Well presented and spacious accommodation briefly comprises entrance hallway, ground floor WC, lounge, office (also suitable as a 5th bedroom), snug, impressive open plan breakfast kitchen & conservatory, and a useful utility room. To the first floor there are four well proportioned bedrooms, with the master bedroom having a large window with autumn and winter cathedral views, a large walk-in wardrobe/dressing room and a luxury en-suite. The second bedroom also has an ensuite as well as a Juliette balcony, and there is also a first floor family bathroom. Outside the property has a driveway leading to a double garage, additional driveway/storage area to the side of the garage, and a pleasant split level, low maintenance garden which offers an excellent degree of privacy. Viewing is considered essential in order for this beautiful home to be fully appreciated. Council tax band: C. Freehold.



### Entrance Hallway

Having uPVC front entrance door, radiator and stairs rising to first floor.

### Ground Floor WC

Having low level WC, wall hung wash hand basin, laminate wood effect flooring, heated towel rail and fully tiled walls.

### Lounge

15' 0" max x 14' 0" max (4.57m x 4.26m)

Having radiator.

### Office/Bedroom

10' 7" x 9' 7" (3.22m x 2.92m)

Currently utilised as an office, however also suitable as a fifth bedroom to the ground floor, and having laminate wood effect flooring, radiator and wall lights.

### Snug

13' 2" x 10' 7" (4.01m x 3.22m)

Having electric log burner style fireplace with tiled hearth and surround, contemporary style vertical radiator, French doors leading onto patio area.

### Open Plan Kitchen & Conservatory

#### Kitchen

12' 6" x 10' 2" max (3.81m x 3.10m)

Having a range of matching handleless wall and base units, breakfast bar, one and a half bowl single drainer sink unit with mixer taps over, built-in eye level double oven, additional microwave oven, ceramic hob with cooker hood over, integral full height fridge freezer, integral dishwasher, tiled effect vinyl flooring, contemporary style vertical radiator, LED downlights, large opening and steps leading down into conservatory. Steps leading down into snug.

#### Conservatory

17' 0" max x 12' 2" max (5.18m x 3.71m)

Being of uPVC construction with brick built base and having slate effect vinyl flooring, radiator and French doors leading onto garden.

### Utility

10' 2" x 4' 4" (3.10m x 1.32m)

Having a range of matching wall and base units, sink unit with mixer taps over and tiled splash backs, plumbing for washing machine, space for tumble dryer, slate effect vinyl flooring and understairs storage cupboard.

### First Floor Landing

Having LED downlights and access to loft.

### Master Bedroom

12' 0" x 10' 6" (3.65m x 3.20m)

Having large window with autumn and winter Cathedral views, radiator, ceiling fan, large opening leading into walk-in wardrobe/dressing room area with high vaulted ceiling and 2 Velux windows.

### En-Suite

Having high vaulted ceiling, Velux windows, luxury 4 piece suite comprising large walk-in shower cubicle with mains fed rainfall shower, additional handheld shower and glass shower screen, double ended panelled bath with central mixer taps over, wall hung wash hand basin, low level WC, laminate wood effect flooring, attractive tiled walls, linen cupboard housing Worcester Bosch central heating boiler (installed 2018) and LED downlights.

### Bedroom 2

10' 10" min x 10' 7" (3.30m x 3.22m)

Having feature high vaulted ceiling, French doors with Juliette balcony to front aspect and radiator.

### En-Suite

Having 3 piece suite comprising tiled shower cubicle with mains fed shower, wall hung wash hand basin, low level WC, wood effect ceramic tiled floor, attractive tiled walls, heated towel rail and extractor.

### Bedroom 3

10' 7" x 10' 7" into bay (3.22m x 3.22m)

Having walk-in bay window to front aspect, radiator and coved ceiling.

### Bedroom 4

9' 4" x 6' 5" (2.84m x 1.95m)

Having radiator.

### Outside Front

To the front of the property there is gravelled garden area, steps and storm porch with outside lighting leading to front entrance door, block paved driveway extending to side and leading to double garage. Double wooden gates leading to additional driveway/useful storage area to side of garage. There is also an additional allocated parking space within the courtyard to the front.

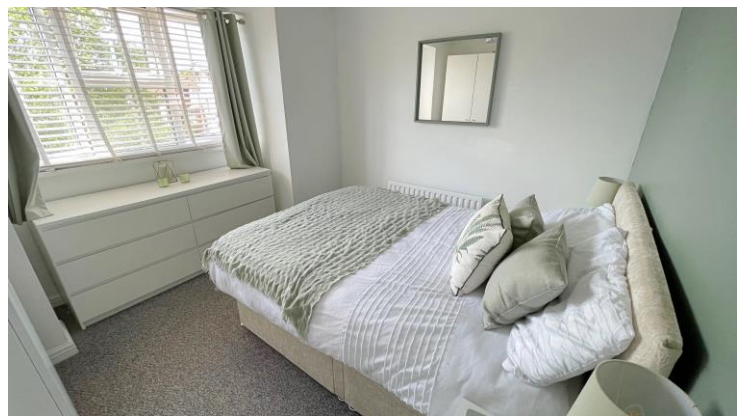
### Double Garage

16' 10" x 15' 4" (5.13m x 4.67m)

Having remote control electric up and over door, power and light, pitched roof providing storage space and uPVC door to garden.

### Outside Rear

To the rear of the property there is a split level low maintenance garden which offers an excellent degree of privacy and comprising block paved and paved areas, slate bed garden area and outside lighting. Personnel door to garage.





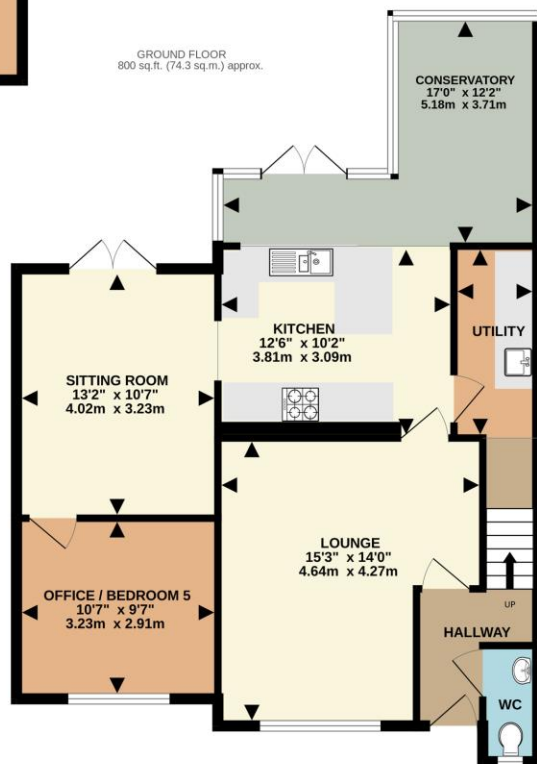
TOTAL FLOOR AREA : 1757 sq.ft. (163.2 sq.m.) approx.

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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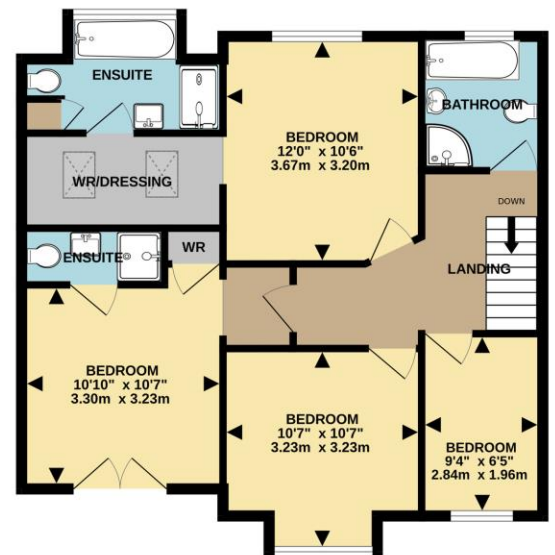
DOUBLE GARAGE  
16'10" x 15'4"  
5.13m x 4.68m

DOUBLE GARAGE  
260 sq.ft. (24.2 sq.m.) approx.

GROUND FLOOR  
800 sq.ft. (74.3 sq.m.) approx.



1ST FLOOR  
697 sq.ft. (64.7 sq.m.) approx.



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34 Silver Street, Lincoln, Lincolnshire, LN2 1EH  
T: 01522 845845  
E: [lincoln@starkeyandbrown.co.uk](mailto:lincoln@starkeyandbrown.co.uk)



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