



Roman Wharf, Lincoln



3



2



1

£290,000



## Key Features

- Three Bedroom Semi-Detached House
- Fully Refurbished Accommodation
- Lounge & Refitted Kitchen/Diner
- Refitted Bathroom
- Drive, Garage & Gardens
- Viewing Highly Recommended
- EPC rating D
- Freehold





Recently renovated to a very high standard, this three-bedroom semi-detached home is located close to Lincoln City Centre, with easy access to local amenities, schools, and transport links.

The property features an entrance hall, a ground floor WC, a lounge, and a kitchen/diner, all updated to create a modern and comfortable living space. Upstairs, there are three bedrooms and a family bathroom, all finished to a very high standard. Outside, the home has a landscaped front garden, a gravelled rear garden, a driveway, and a single garage, providing plenty of parking and storage. A great home for families or professionals. Viewing is highly recommended!



#### Entrance Hall

With staircase to the first floor, entrance to wc, wood effect flooring and tall radiator.

#### WC

With double glazed window to the front aspect, WC and pedestal wash hand basin, wood effect flooring, towel radiator.

#### Lounge 14'11" x 14'1" (4.5m x 4.3m)

With double glazed window to the front aspect, wood effect flooring and radiator.

#### Kitchen/Diner 17'2" x 10'2" (5.2m x 3.1m)

With double glazed window to the rear aspect and double glazed French doors to the garden, a range of wall and base units, work surfaces over, integrated fridge freezer, dishwasher, electric oven and electric hob with extractor fan, 1 1/2 bowl sink with side drainer and mixer tap over, storage cupboards, breakfast bar, downlighters, spotlights, tiled splashbacks, wood effect flooring, understairs storage cupboard.



#### First Floor Landing

With loft access point and airing cupboard.

#### Bedroom One 15'0" x 10'6" (4.6m x 3.2m)

With double glazed French doors leading to the Juliette balcony and radiator.

#### Bedroom Two 10'6" x 10'4" (3.2m x 3.1m)

With double glazed window to the rear aspect and radiator.

#### Bedroom Three 9'5" x 6'5" (2.9m x 2m)

With double glazed window to the front aspect, over stairs storage cupboard and radiator.

#### Bathroom 6'4" x 7'11" (1.9m x 2.4m)

With double glazed window to the rear aspect, three piece suite comprising of panelled bath with shower over and glass shower screen, WC, wash hand basin on a vanity style unit with storage beneath, spotlights and tiled splashbacks.



### Garage 10'0" x 15'8" (3m x 4.8m)

The garage has up and over door to the front aspect, personal door to the side aspect, power and plumbing for a washing machine.

### Outside

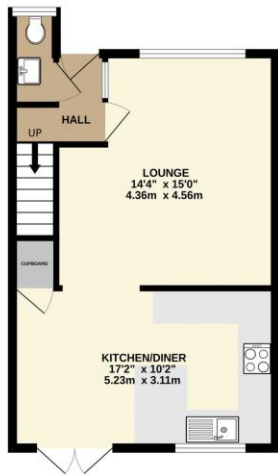
To the front of the property there is a low maintenance gravelled garden with flowerbeds. To the side there is a covered carport giving access to the rear of the property where there is further driveway and a Garage. To the rear of the property there is a raised block paved seating area with steps leading down to a gravelled garden with mature shrubs.

### Agent Note

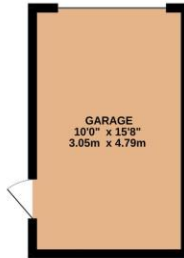
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



GROUND FLOOR  
597 sq.ft. (55.4 sq.m.) approx.



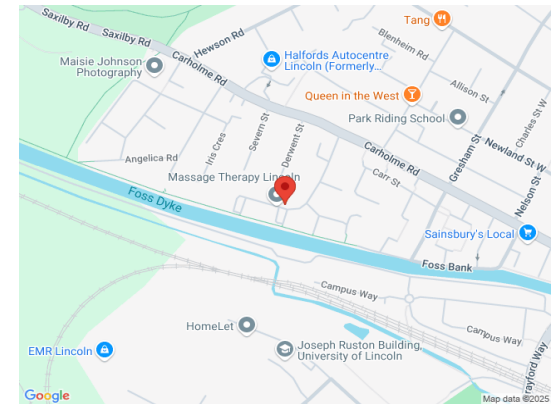
1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



76 ROMAN WHARF LINCOLN LN1 1SR

TOTAL FLOOR AREA : 1018 sq.ft. (94.6 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 for any prospective purchases. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

