



**Plot 146, The Westminster, Roman Gate, Flavian Road,
Lincoln, LN2 4GR**



Book a Viewing!

£485,950

An excellent opportunity to purchase this brand new 4 bedroom detached family home at the popular Roman Gate development in Lincoln. The Westminster offers spacious and energy efficient accommodation including a superb open plan kitchen, dining and living space with integrated AEG appliances, separate lounge, study, utility room and cloakroom. To the first floor are four bedrooms, an en-suite shower room and family bathroom. Outside, the property benefits from a detached double garage with electric door, EV charging point, block paved driveway and generous rear garden. EPC A Rated with solar PV panels and modern energy efficient features throughout. Contact Mundys New Homes to arrange your viewing.





LOCATION

ROMAN GATE

Roman Gate is an exclusive new development offering a collection of thoughtfully designed two, three, four and five bedroom homes finished to a high specification throughout.

The development will comprise approximately 280 homes across four phases, creating an attractive new community on the northern edge of Lincoln. Residents benefit from excellent access to local amenities, schools, public transport links and major road networks, while remaining within easy reach of the city's historic centre.

Each home has been carefully designed to provide modern, energy-efficient living with attention to detail evident throughout both the internal specification and external appearance.

LINCOLN

Lincoln is one of the East Midlands' most historic and vibrant cities, offering an exceptional blend of heritage, culture, education and modern amenities.



Dominated by the iconic Lincoln Cathedral and Medieval Castle, the city's renowned Bailgate area provides a variety of independent shops, cafés, restaurants and public houses set amongst cobbled streets and historic architecture.

The city centre offers an extensive range of national retailers, leisure facilities, supermarkets, restaurants and entertainment venues, together with a thriving university quarter centred around the University of Lincoln and Brayford Waterfront.

For commuters, Lincoln benefits from excellent road links via the A46, A15 and A158, whilst direct rail services provide connections to Newark, Nottingham, Sheffield and London King's Cross.



A range of highly regarded primary and secondary schools are available nearby, making Lincoln a popular choice for families seeking both convenience and quality of life.

ACCOMMODATION

ENTRANCE HALL

Composite entrance door and PVCu double glazed window to the front elevation. Tiled flooring, radiator, understairs storage cupboard and staircase rising to the first floor.

WC

PVCu double glazed window. Tiled flooring, low level WC, wash hand basin with mixer tap, tiled splashback, storage cupboard beneath and radiator.



LOUNGE

14' 10" x 14' 3" (4.52m x 4.34m) PVCu double glazed bay window and radiator.

OPEN PLAN LIVING KITCHEN DINING

30' 8" x 12' 2" (9.35m x 3.71m) Two PVCu double glazed windows and PVCu double glazed bi-folding doors opening onto the rear garden. Tiled flooring and fitted with a range of wall, drawer and base units with laminate work surfaces over. Composite sink and drainer with mixer tap. Integrated AEG double oven, AEG microwave, AEG induction hob with extractor canopy over and glass splashback. Integrated AEG wine cooler, fridge freezer and dishwasher. Two radiators and recessed spotlighting.

UTILITY ROOM

8' 11" x 8' 4" (2.72m x 2.54m) Composite external door. Tiled flooring, fitted base units with work surface over incorporating a stainless steel sink and drainer with mixer tap. Plumbing and spaces for washing machine and tumble dryer, radiator, spotlighting, extractor fan and gas fired central heating boiler.

STUDY

9' 0" x 8' 4" (2.74m x 2.54m) PVCu double glazed window and radiator.

FIRST FLOOR LANDING

Radiator, access to roof space, storage cupboard and airing cupboard housing the hot water cylinder.





BEDROOM 1

15' 1" x 11' 10" (4.6m x 3.61m) PVCu double glazed window, fitted wardrobes and radiator.

EN-SUITE

10' 10" x 5' 6" (3.3m x 1.68m) PVCu double glazed window. Fitted storage units incorporating twin wash hand basins with mixer taps, low level WC and walk-in shower with rainfall shower fitting. Heated towel rail, LVT flooring, fully tiled walls, spotlighting and extractor fan.

BEDROOM 2

12' 5" x 12' 0" (3.78m x 3.66m) PVCu double glazed window and radiator.

BEDROOM 3

11' 8" x 11' 3" (3.56m x 3.43m) PVCu double glazed window and radiator.

BEDROOM 4

12' 8" x 9' 11" (3.86m x 3.02m) PVCu double glazed window and radiator.

BATHROOM

9' 2" x 8' 7" (2.79m x 2.62m) PVCu double glazed window. LVT flooring and fully tiled walls. Fitted storage units incorporating wash hand basin with mixer tap and low level WC. Bath with mixer tap and separate walk-in shower enclosure. Heated towel rail, spotlighting and extractor fan.

OUTSIDE

To the front of the property there is a block-paved driveway providing off-road parking and access to the detached double garage, which benefits from an electric door and EV charging point.

A pathway leads to the side of the property and into the rear garden, which is predominantly laid to lawn and complemented by a paved patio seating area.

IMAGE DISCLAIMER

This image has been digitally enhanced and virtually staged for illustrative purposes. Furniture and furnishings shown are not included in the sale and may not be present at the property. The image is intended to demonstrate the potential use of the space whilst retaining the property's actual layout and dimensions.






A RATED EFFICIENCY

-  A RATED BOILER
-  HIGH EFFICIENCY PVCu WINDOWS
-  SOLAR PV
-  EV CHARGER





KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – A.

COUNCIL TAX BAND – TBC.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.




ROMAN GATE LINCOLN

LIMITED TIME BUYER INCENTIVES

- £10,000 DEPOSIT BOOST**
- SOLICITORS FEES PAID**
- CONTRIBUTION TOWARDS REMOVALS**



A-RATED HOMES • SOLAR PANELS • EV CHARGING




AEG APPLIANCES INCLUDED

Premium quality as standard, designed for everyday living.







WEBSITE

Our detailed website shows 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](https://www.mundys.net)

SELLING YOUR HOME – HOW TO GO ABOUT IT

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

<https://www.mundys.net/referrals/>

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 01 522 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.

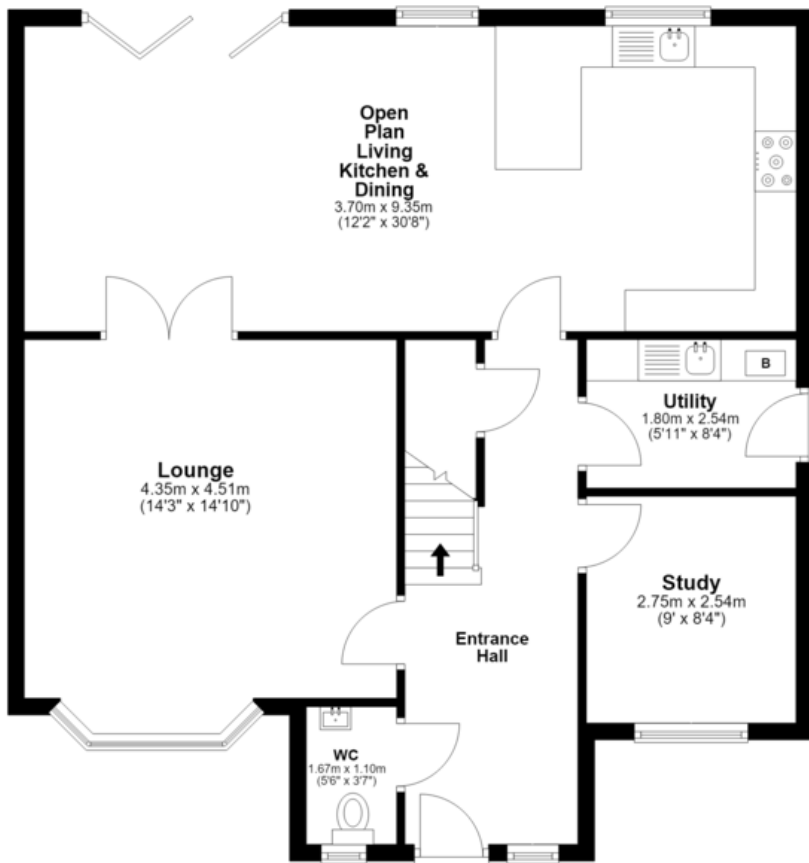
GENERAL

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:

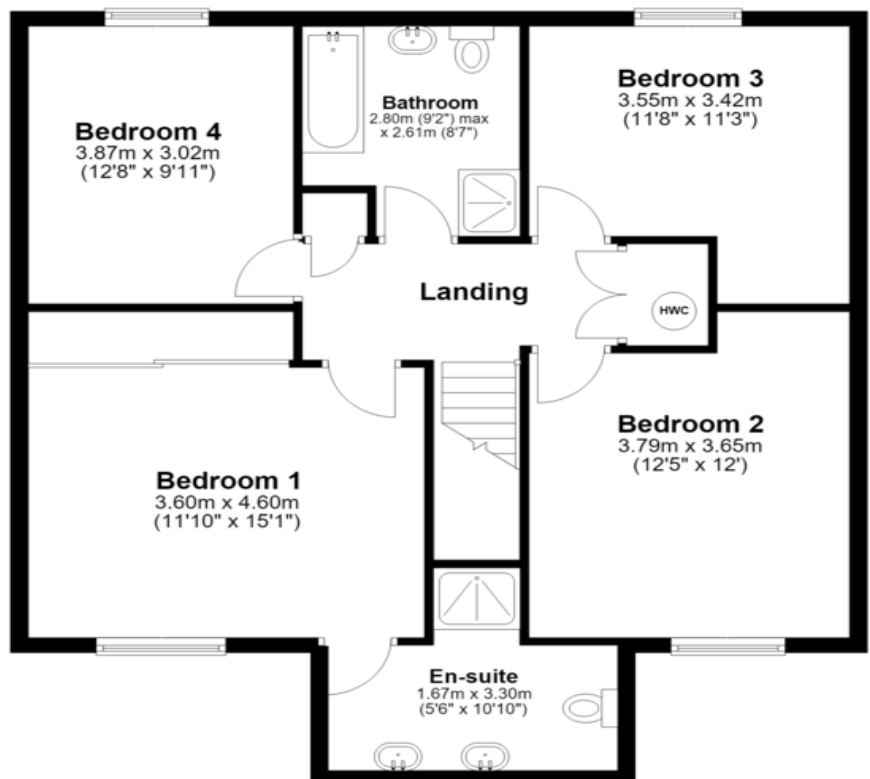
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor



First Floor



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Mundys Estate Agents
Plan produced using PlanUp.

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Lincoln
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01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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