



56 Roman Wharf – 2 Bed End Terrace + Self contained Studio Annex
Lincoln. LN1 1SR

BELL





56 Roman Wharf Lincoln

This is an outstanding, very well presented, quality appointed two-bedroom end of terrace city residence, with an **excellent income earning residential Annex**, located in what is a very popular waterside development of homes, just a relaxed 10 minute walk away, for many, along the bank of the Fossdyke Canal, to open countryside walks and a golf course in the west, or east into the city centre's Brayford Pool Marina with its many restaurants and bustling nightlife, accompanied by the Lincoln University campus set around its southern bank.

The Annex's popularity as a letting investment, currently returning £800 pcm, is due to the standard of its accommodation, the benefit of having its own private driveway for two cars and of course it's close proximity to the city centre with its excellent range of shopping and social amenities and Lincoln University. It is a wonderful opportunity for use as extended family accommodation, tourist Airbnb, home business space, treatment room, studio and more, subject to any necessary consents.



The Historic City of Lincoln

A wonderful city well known to visitors from across the UK for its magnificent cathedral and castle on top of the north cliff escarpment, towering over the city centre below. This busy but very accessible city serves a very large rural hinterland. There are good road connections radiating out from the city across the county to the Lincolnshire Wolds and the East Coast, the A1 in the west and the M180 in the north. The city is fortunate in having its own rail link with connected services through to London Kings Cross.

ACCOMMODATION

Front Entrance Lobby having double glazed panelled front entrance door with a view across Roman Wharf to the bank of



the Fosdyke Canal; staircase up to first floor, coving and radiator. Glazed panelled interior door through to sitting room and door to:

Cloakroom comprising small wash hand basin with splash back to one side and low-level WC.

Sitting Room a delightful reception space with a very pleasant southerly outlook over the front driveway and across Roman Wharf to the Fosdyke Canal; fireplace with attractive contemporary style fitted gas fire with hearth and a French Rococo style moulded fire surround, coving, radiator, picture light and wall light fittings. Open archway to:

Dining Kitchen having a wonderful northerly outlook from the bifold triple glazed patio doors down over the rear courtyard garden; an excellent range of contemporary design style fitted units with granite work surface areas, single drainer sink unit inset with cupboard space and room for laundry white good beneath. To the corner there is a wall cupboard unit containing the Ideal gas fired combination boiler. The fitted worksurface extends around the adjoining walls with a concealed dishwasher, a tier of three drawers and a corner carousel cupboard below, Neff induction hob to surface and above brushed steel and glass Neff cooker hood with an excellent range of cupboard and shelf space on either side. To the end of these units is built in Neff microwave and oven with warming drawer, having cupboard space above and a drawer unit below with to end, a built-in concealed Neff fridge/freezer. There is a good-sized dining area set to one end of the room from where the bifold doors provide access out onto the balcony terrace which steps down into the delightful gardens. Good sized built-in under stairs storage cupboard, coving, tiled floor to the kitchen area, tiled splashback to all work surface areas, radiator and ceiling spotlight fittings. uPVC double glazed panelled kitchen door out onto the balcony terrace.



First Floor -Landing with built-in linen cupboard, and access to roof space. Doors through to first floor accommodation

Bathroom appointed to an excellent standard with contemporary design style appointment comprising; panel bath with Triton shower fitting and shower screen above, pedestal wash and basin with large vanity mirror over, low-level WC, tiling to all walls to at least dado rail height, tiled floor, radiator and inset ceiling spotlight fittings.

Bedroom 2 with an eye-catching view not only down into the rear landscaped courtyard garden, but also across the cityscape to the north towards the historic Lincoln Castle and Cathedral on the horizon.



Fitted wardrobe space to one wall having full height, sliding panel doors with dressing mirrors, coving and radiator.

Bedroom 1 having a most pleasing southerly view out over Roman Wharf towards the Fosdyke canal and Lincoln University to one side; extensive fitted wardrobe space across one wall, coving, and radiator. Door to:

En-suite of good size having a very pleasant view to the south over Roman Wharf; quality appointment comprising shower cubicle with mermaid board style splashback and appropriate shower fitting, cantilevered wash hand basin with toiletry drawer space beneath and low-level WC. Built-in linen cupboard to one corner, tiling to all walls to at least dado rail height, tiled floor, ladderback style radiator/towel rail, coving and inset ceiling spotlight fittings.

The Annex currently let on an Assured Shorthold Tenancy agreement - **Please request further information**

Substantial Bed Sitting Room of excellent proportions having a long picture window providing a pleasant view over the driveway car parking area for the building to the east; coving, wood style laminate flooring and two radiators. Doors through to the adjoining kitchen and to:

Cloakroom with low level WC, small wash hand basin with tiled splashback, radiator and inset ceiling spotlight fitting.

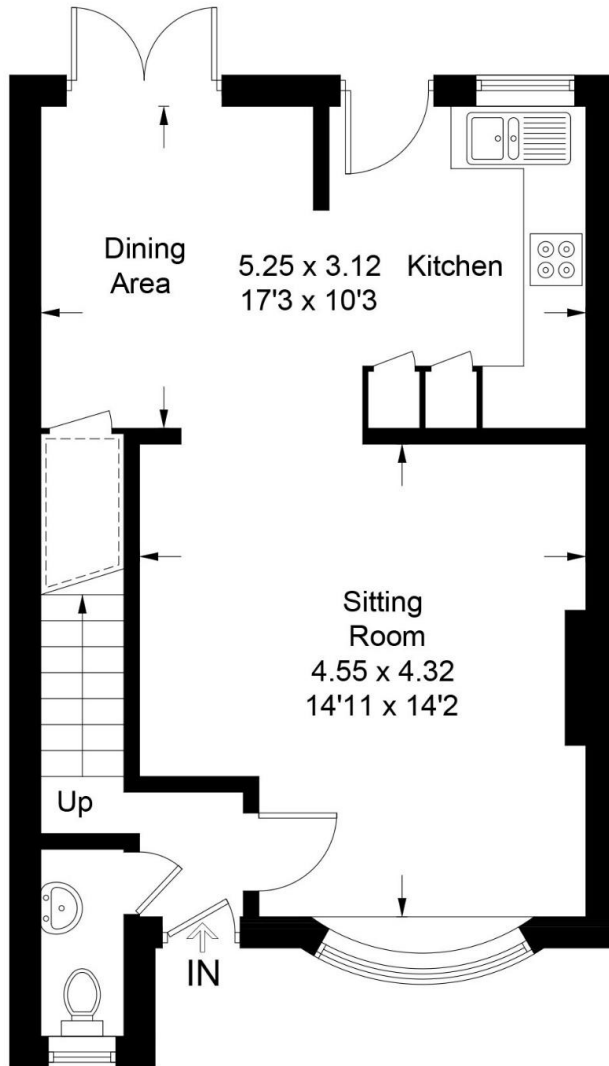
Kitchen having a very appealing view out over the courtyard garden; a range of fitted base and drawer space with extensive area of fitted work surface across one wall, single drainer stainless steel sink unit inset with room for kitchen appliance below, Ignis four ring gas hob to surface with cooker hood and cupboard space above. Glowworm Fuel Saver Mark 2 gas fired central heating boiler with wall cupboard unit above. There is access to roof space, and inset ceiling spotlight fittings. Door to:

Shower Room comprising built in shower cubicle to one corner with Triton electric shower fitting and wall tiling to full height, wash hand basin with toiletry cabinet above and open linen storage shelf space below. A small area of fitted work surface to one side with space beneath for appropriate laundry appliance; radiator and inset ceiling spotlight fittings.

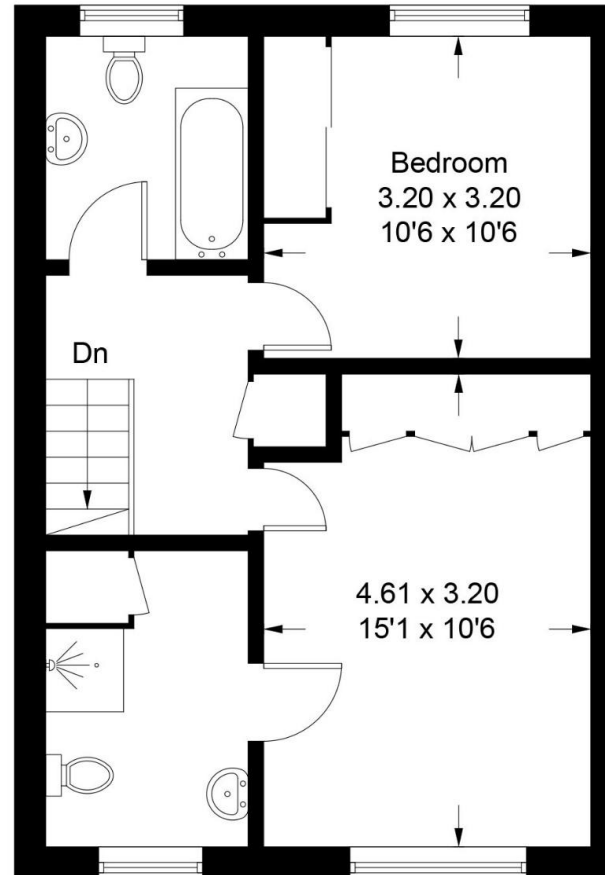


56 Roman Wharf


Approximate Gross Internal Area
 Ground Floor = 42.3 sq m / 455 sq ft
 First Floor = 40.9 sq m / 440 sq ft
 Annexe = 34.9 sq m / 376 sq ft
 Total = 118.1 sq m / 1271 sq ft

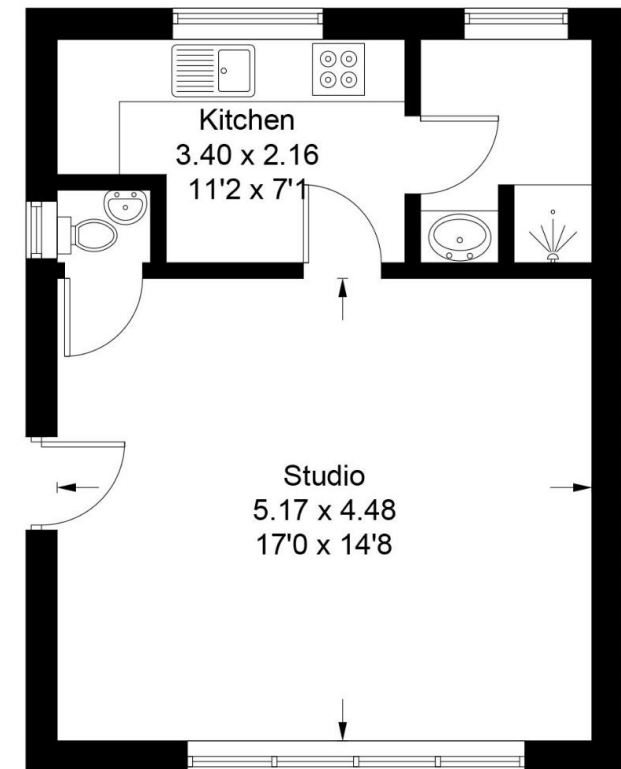


Ground Floor



First Floor

 = Reduced headroom below 1.5m / 5'0



The Annexe

(Not Shown In Actual
 Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1183826)



OUTSIDE

This wonderful home stands on a good size corner plot with a large annex which was originally the sales office for the Roman Wharf development. To the southern front of the house there is a good-sized block paved driveway providing more than ample parking from with steps up to the open canopy over the front door. To one side of the driveway there is an area of low maintenance gravel garden with attractive mature shrubs inset.

From the driveway a pedestrian gateway provides access to the wonderful wall enclosed sheltered landscaped eastern garden. With a formal area of lawn sheltered by a mature Birch tree, semi-circular feature patio area adjoining the gable end of the house, a large patio area with gazebo draped with climbers adjoining the Annex, stocked beds and borders with trained fruit trees and profusion of flowering plants. Double gates provide pedestrian access out to the Annex two car driveway, a Creasey's traditional **Greenhouse** and garden shed.

The rear courtyard garden is delightful. There are steps down from the artificial grass covered balcony terrace with its metal railings, onto which the bi-fold door of the dining area and the door of the kitchen open. There is a large riven stone style paved patio area with a very appealing Creasey's **Summerhouse** set to the north western corner of the garden, a raised sleeper herb bed and well stocked beds/borders, sheltered by a climbing hydrangea. Exterior lighting and a cold-water tap.

Lincoln City Council – Tax band: B – Main House

Annex – Tax band: A

ENERGY PERFORMANCE RATING: C

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office...

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