

01522 504304

1 Mint Lane, Lincoln, LN1 1UD

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JHW *home*



69 Roman Wharf, Lincoln

£194,950



- ▶ Modern semi-detached house
- ▶ Popular West End location
- ▶ Off street parking
- ▶ Enclosed rear garden
- ▶ Conservatory



3



2



1



DESCRIPTION

Situated within the popular West End area of Lincoln and within close proximity to a wide range of amenities, this modern semi-detached house provides light and spacious living space, along with off street parking and enclosed rear garden.

The accommodation briefly comprises of entrance hall, living room, dining room, kitchen and conservatory to the ground floor, along with three bedrooms and bathroom to the first floor.

ACCOMMODATION**Entrance Hall**

uPVC entrance door to front elevation, staircase rising to first floor, coving to ceiling, radiator.

Living Room 4.5m x 3.8m (14'9 x 12'6)

Double glazed window to front elevation, coving to ceiling, radiator, archway opening into:

Dining Room 2.9m x 2.4m (6'6 x 7'10)

Sliding doors leading to conservatory, coving to ceiling, radiator.

Conservatory 3.5m x 2.4m (7'10 x 7'10)

French doors opening onto decking in rear garden, window to rear elevation, wood effect flooring.

Kitchen 3.0m x 2.3m (9'10 x 7'7)

Double glazed window to rear elevation, entrance door to side elevation, stainless steel drainer sink inset to preparation work surfaces, a range of matching base and eye level units comprising of cupboards and drawers, tiled splash backs, integrated oven and hob, space for fridge freezer, washing machine and dishwasher, wall mounted central heating boiler housed in cupboard.

First Floor Landing

Double glazed window to side elevation, airing cupboard housing hot water cylinder and shelving, loft access.

Bedroom One 3.9m x 2.9m (12'9 x 9'6)

Double glazed sliding door to front elevation with Juliet balcony, built in wardrobes, radiator.

Bedroom Two 3.0m x 2.9m (9'10)

Double glazed window to rear elevation, radiator.

Bedroom Three 2.8m x 1.9m (9'2 x 6'3)

Double glazed window to front elevation, radiator.

Bathroom

Double glazed window to rear elevation, low level WC, pedestal wash hand basin, bath with wall mounted shower unit over, tiled flooring and walls, radiator.

OUTSIDE

To the front elevation is a small gravelled garden, covered porch, driveway and car port, with gated access leading to the rear garden. The rear garden is laid to lawn with a raised decking area, garden shed and playhouse.

TENURE

Freehold. For sale by private treaty.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

LOCAL AUTHORITY

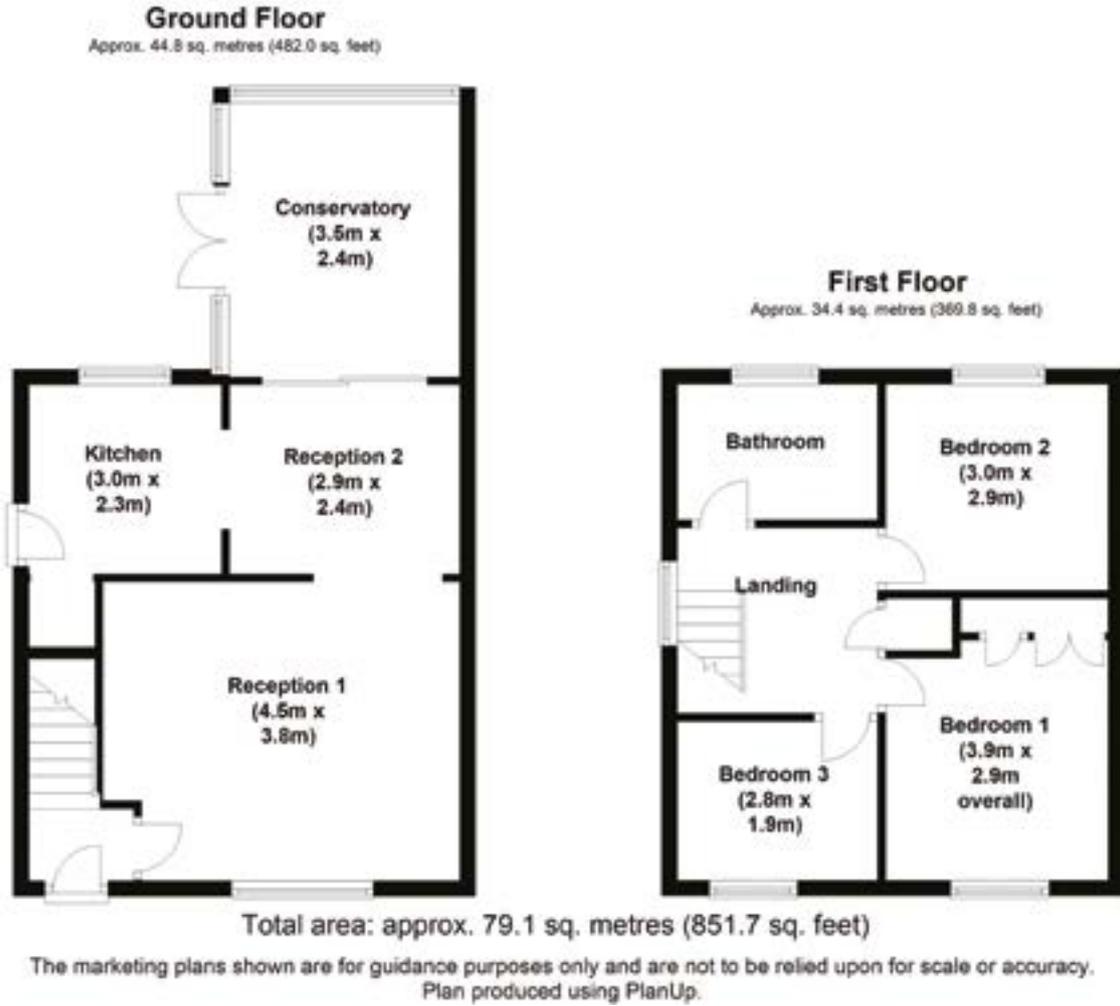
Lincoln City Council - 01522 881188

COUNCIL TAX

Band B

AGENT

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Energy Performance Certificate																			
69 Roman Wharf, LINCOLN, LN1 1JG																			
Building type	Commercial flats	Reference number	AP11-2020-1116-2020-0017																
Date of assessment	14 February 2020	Type of assessment	Full EPC energy rating																
Date of validity	14 February 2025	Total floor area	77.2 m ²																
<p>See this document for:</p> <ul style="list-style-type: none"> Estimated energy costs of heating for 2 years Estimated energy costs of hot water Estimated energy costs of this home 																			
<p>Estimated energy costs of heating for 2 years</p> <p>Over 2 years you could save</p>		<p>Estimated energy costs of this home</p> <p>Lighting</p> <p>Heating</p> <p>Hot Water</p>																	
<p>Energy Efficiency Rating</p> <p>The graph shows the current energy efficiency of your home.</p> <p>The graph also shows the energy efficiency of other homes in your area.</p> <p>The green arrow shows the effect of improving the energy efficiency of your home.</p> <p>The average energy efficiency rating for a building in England and Wales is level 3 (orange).</p> <p>The EPC rating shows how to reduce energy consumption and energy use and may be affected by energy use and energy generated by renewable resources.</p>																			
<p>The actions you can take to save money and make your home more efficient</p>																			
<table border="1"> <thead> <tr> <th>Recommended measures</th> <th>Indicative cost</th> <th>Typical savings over 3 years</th> <th>Available with</th> </tr> </thead> <tbody> <tr> <td>1. Insulate hot water tank</td> <td>£100 - £150</td> <td>£10 - £15</td> <td>Grant</td> </tr> <tr> <td>2. Floor insulation (solid floor)</td> <td>£1000 - £1500</td> <td>£10 - £15</td> <td>Grant</td> </tr> <tr> <td>3. Low energy lighting for all fixed outlets</td> <td>£50</td> <td>£10</td> <td>Grant</td> </tr> </tbody> </table>				Recommended measures	Indicative cost	Typical savings over 3 years	Available with	1. Insulate hot water tank	£100 - £150	£10 - £15	Grant	2. Floor insulation (solid floor)	£1000 - £1500	£10 - £15	Grant	3. Low energy lighting for all fixed outlets	£50	£10	Grant
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Need to know more??

Give one of the team a call on 01522 504304 or pop in for a chat and a cuppa



Money talks...

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