



**40 The Quays, Burton Waters,
Lincoln, LN1 2XG**

£400,000

A modern three storey three/four bedroom end town house positioned in the prestigious waterside Marina Development of Burton Waters. with 24-hour gated security. The property has been greatly improved by the current owners and offers modern stylish living accommodation spread over three floors to comprise of Reception Hallway, Ground Floor Bedroom/Garden Room with double doors to the garden, Utility Room with a range of fitted units and a newly-fitted gas central heating boiler and a luxury Ground Floor Shower Room. The First Floor Landing gives access to a WC and double doors leading to an open plan Living Dining Kitchen area with a Balcony providing views over the water feature to the rear. The Second Floor Landing gives access to three Bedrooms and a luxury Family Bathroom. The Main Bedroom benefits from having a Balcony with views over the rear garden, a range of fitted wardrobes and a luxury Shower Room. Outside to the front there is a driveway providing off-street parking for vehicles and giving vehicular access to the integral Garage with an electric door. To the rear of the property there is a paved seating area, Astroturf garden and gated access to the rear leading to the water feature. Viewing of the property is highly recommended to appreciate the accommodation on offer and the position it sits within this popular Marina development. There is no mooring fee payable.





SERVICES

All mains services available. Gas central heating.

EPC RATING – B

COUNCIL TAX BAND – D

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Leasehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Burton Waters is an exclusive Marina and residential development laying just to the west of Central Lincoln. Quality, style and security are at the forefront, including 24 hour manned station with CCTV. Facilities on the site include shops, solicitors, Harbour Lights restaurant, the Woodcocks pub and the David Lloyd Sports Centre adjacent to Burton Waters. The historic Cathedral City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste College.

<https://www.burtonwatersmgt.co.uk/>





LEASEHOLD INFORMATION

Length of Lease - 999 years with 989 years remaining.

Years Remaining on Lease - TBC

Annual Ground Rent - TBC

Ground Rent Reviewed - TBC

Annual Service Charge Amount - approx. £1,467.77 per annum.

Service Charge Reviewed – TBC

There is no mooring fee payable.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

INNER HALLWAY

With door to the covered entrance porch, radiator, bespoke fitted shutters and doors leading to understairs storage cupboard, Shower Room, Garden Room, Utility Room and Garage.

SHOWER ROOM

3' 1" x 9' 6" (0.95m x 2.9m), with tiled flooring, part-tiled walls, suite to comprise of shower, WC and wash hand basin, vanity cupboard and extractor fan.

UTILITY ROOM

6' 6" x 7' 9" (1.98m x 2.37m), with UPVC door to the rear aspect, vinyl flooring, fitted with a range of modern base units and drawers with work surfaces over, stainless steel sink and drainer, space for an automatic washing machine, wall-mounted cupboards with complementary splashbacks, newly fitted gas central heating boiler and radiator.

GARDEN ROOM/ BEDROOM 4

10' 6" x 11' 8" (3.19m x 3.55m), with double UPVC doors to the rear garden, bespoke fitted shutters and radiator.

FIRST FLOOR LANDING

With doors to the WC, double doors to the Kitchen Diner, stairs to Second Floor Landing, UPVC window to the side aspect, bespoke fitted shutter and radiator.

KITCHEN AREA

10' 7" x 19' 3" (3.22m x 5.87m), with UPVC window overlooking the front of the property, fitted with a range of base units and drawers with granite work surfaces over, sink and granite drainer with Franke boiler tap with cold filtered water, integral Neff appliances including five ring induction hob with extraction above, oven, fridge freezer and dishwasher, wall-mounted cupboards with complementary splashbacks, radiator and space for a dining table.

LIVING AREA

17' 7" x 11' 7" (5.37m x 3.52m), with UPVC windows and sliding doors to the rear aspect with access to the balcony, bespoke fitted shutters, radiator and laminate flooring.





WC

6' 4" x 3' 2" (1.92m x 0.97m), with UPVC window to the front aspect, WC, wash hand basin, vanity cupboard, chrome towel radiator, tiled flooring and part-tiled walls.

SECOND FLOOR LANDING

With UPVC window to the side aspect, radiator, airing cupboard and doors leading to the Bathroom and three further Bedrooms.

BEDROOM 1

17' 8" x 12' 2" (5.38m x 3.70m), with UPVC sliding doors and full-height windows overlooking the rear of the property, bespoke fitted shutters, radiator, fitted wardrobes and door to the En-Suite.

EN-SUITE

10' 1" x 3' 1" (3.07m x 0.94m), with shower, WC, wash hand basin, vanity cupboard, tiled flooring, part-tiled walls and chrome towel radiator.

BEDROOM 2

8' 9" x 10' 10" (2.66m x 3.31m), with UPVC window to the front aspect and radiator.

BEDROOM 3

8' 2" x 6' 9" (2.50m x 2.05m), with UPVC window to the front aspect and radiator.

FAMILY BATHROOM

With tiled flooring, part-tiled walls, suite to comprise of bath with shower over, WC and wash hand basin and chrome towel radiator.



OUTSIDE

To the rear of the property there is an Astroturf garden, paved seating area and a gate leading to the communal gardens which has a water feature and access to the Marina. To the front of the property there is a driveway with an electric vehicle charging point, providing off-street parking for vehicles and vehicular access to the garage.

GARAGE

With up and over electric door to the front, power, lighting and water softener.



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

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

Sills & Betteridge, Ringrose Law LLP, Burkin and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walker will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Clearings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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 01522 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 costs 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 forth themselves and the vendors (Lessors) for whom they act as Agents give notice that:

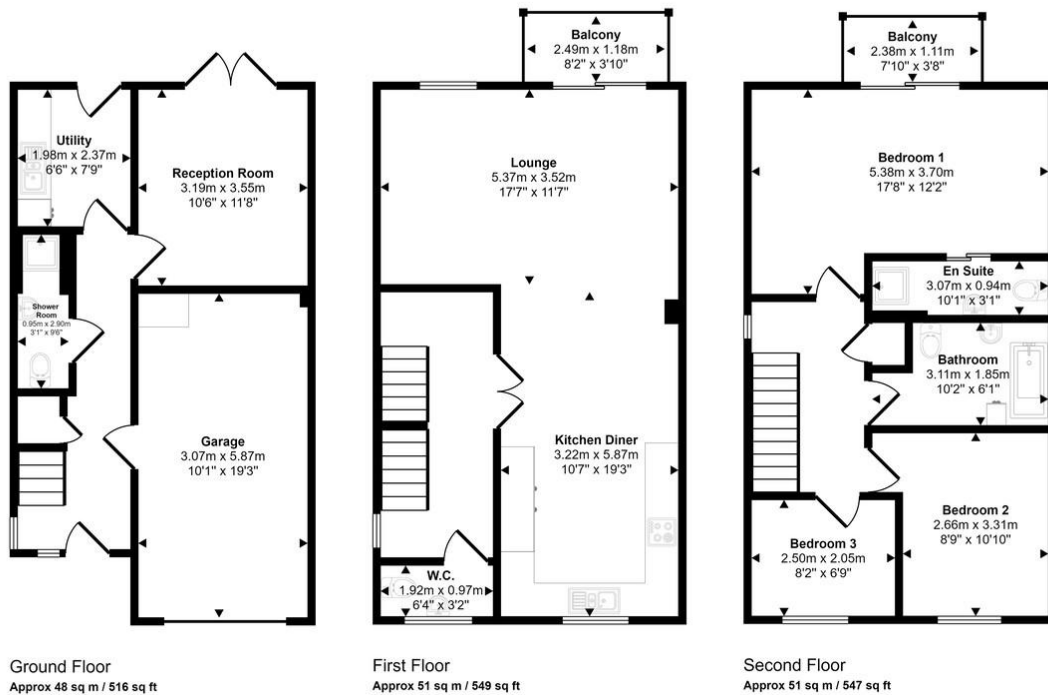
1. The details are a general outline of or guidance only and do not constitute any part of a offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein and verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.





Approx Gross Internal Area
150 sq m / 1611 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.