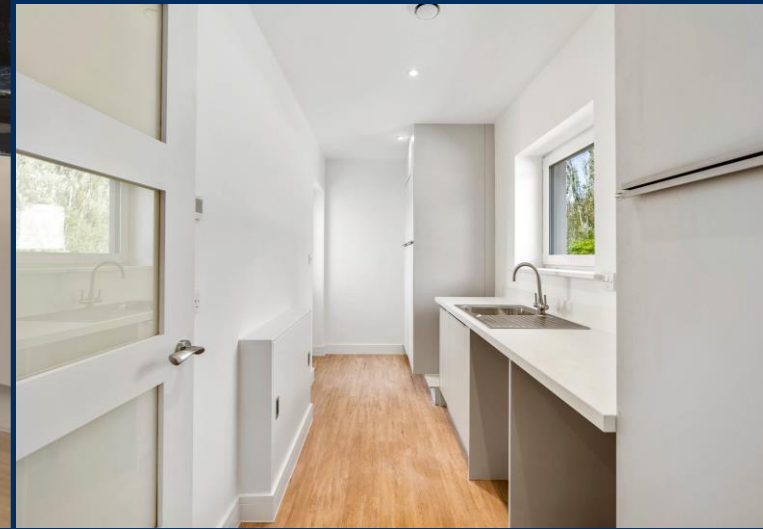




ARBOR LIVING 

The Bexton, 6 Cypress Way, The View,  
Burton Waters, LN1 4AY





# The Bexton

The Bexton, a traditionally built, A-rated EPC Eco luxury bungalow with a spacious Utility Room and an open plan flow to the Living/Dining space. The Entrance Hall allows for ample storage and leads to two double Bedrooms and a generous 3-piece Shower Room with a walk-in shower.

There is a set of south facing sliding doors from the Living Dining area, leading out to the rear garden, offering a substantial patio area and turfed lawn.

The Bexton boasts a high level, almost 100% airtight construction, minimizing heat loss, with a mechanical heat ventilation recovery system recycling warm air for efficiency. It exceeds UK insulation standards, featuring 115mm reflective external wall insulation and triple-glazed windows. Air Source Heat Pump technology and integrated PV Solar Panels further enhance energy efficiency, promoting sustainable living with reduced running costs.

**Asking Price £319,500**



Visit us online at [www.mundys.net](http://www.mundys.net)

Or call 01522 510044

29 Silver Street, Lincoln, LN2 1AS





# WELCOME TO 'THE VIEW' AT BURTON WATERS

Explore "The View" at Burton Waters, a collection of modern, eco-friendly, newly built detached luxury bungalows set in a sought-after area within walking distance to Burton Waters Marina/bus stop and just 3 miles west of Lincoln's historic city centre.

This development offers energy-efficient luxury eco-homes for an over 55 lifestyle, situated within the secure environment of Burton Waters, which benefits from 24-hour security and CCTV monitoring. The development is unique to the area where homeowners can enjoy comfort, luxury, and stress-free living, focusing on personal priorities.

For those who enjoy the outdoors, the development is surrounded by a variety of walking and cycling routes. A popular choice is the Fosdyke Canal Trail, a scenic route from Lincoln to Saxilby that offers picturesque views and abundant wildlife. Additionally, there are several shorter trails nearby for walking and cycling enthusiasts.

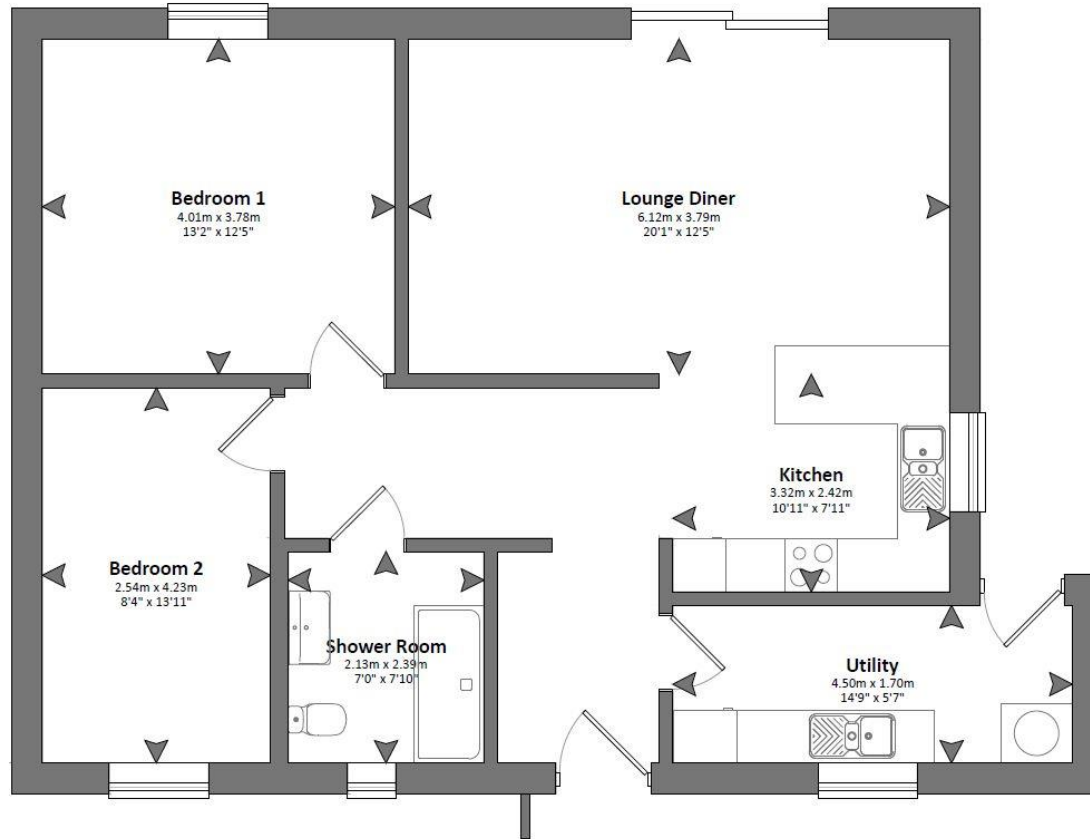
Located in a peaceful setting, each home is surrounded by parkland and offers beautiful lakeside views. Just a short walk away, you'll find Burton Waters Marina, featuring a variety of restaurants and cafés with outdoor seating to enjoy the stunning scenery. The marina is a vibrant spot, supporting local, independent businesses and fostering a welcoming community atmosphere.

Burton Waters also hosts 'The Woodcocks,' a popular, family-friendly pub & restaurant that draws locals all year round.

For those seeking leisure activities, the nearby David Lloyd Health Club offers a range of facilities including a gym, tennis courts, a swimming pool and a spa.



# ACCOMMODATION



THE BEXTON FLOOR PLAN  
APPROX GROSS INTERNAL AREA  
927SQFT / 86SQM

## ENTRANCE HALL

## KITCHEN

10' 10" x 7' 11" (3.32m x 2.42m)

## LOUNGE DINER

20' 0" x 12' 5" (6.12m x 3.79m)

## UTILITY ROOM

14' 9" x 5' 7" (4.50m x 1.70m)

## BEDROOM 1

13' 2" x 12' 5" (4.01m x 3.78m)

## BEDROOM 2

8' 4" x 13' 11" (2.54m x 4.23m)

## SHOWER ROOM

7' 0" x 7' 10" (2.13m x 2.39m)

## **THE LUXURY SPECIFICATION**

This prestigious development features six thoughtfully designed house types, each with unique designs.

### **EXTERNAL**

External walls soft white render with defining textured accent panels  
Modern roof tiles in 'Anthracite Grey'  
115mm of premium reflective external wall insulation  
Ultra-efficient triple-glazed tilt and turn PVC windows  
Anthracite external windows and doors  
Tegula block paved driveway for two cars  
Large south-facing paved patio areas  
Carefully designed planting scheme to all property frontages  
Turfed front and rear lawns  
Antifreeze outdoor tap  
External up and down lighting  
Two Double External Sockets  
Solar PV Panelling

### **INTERNAL**

#### **ELECTRICAL**

Pendant fittings to bedrooms, downlighters to all other rooms  
Wiring in place for burglar alarm system to be retrofitted  
TV points to bedrooms and lounge  
CAT-6 Multimedia connection points

### **HEATING**

Highly Economical Air Source Heating System  
Underfloor heating to all rooms mounted upon premium reflective floor insulation  
Mechanical heat ventilation recovery system

### **JOINERY**

Contemporary single groove Burford skirting and architrave to all areas  
Engineered solid core internal doors in 'Coventry' style  
Anthracite composite front door with contemporary vertical handles bars

### **KITCHENS**

Contemporary plot specific kitchen designs  
Luxury Quartz worktops as standard  
Premium range of integrated Caple appliances  
Induction hobs with overhead integrated extraction unit  
Eye level oven and combi microwave stack  
Integrated dishwasher  
1.5 bowl kitchen sinks with pull-out tap heads

### **BATHROOMS**

Ideal Standard Bathroom  
Premium wall hung vanity units with chrome fixings  
Slimline shower trays with glass enclosures and wall mounted waterfall showerheads  
Porcelanosa wall tiles  
Contemporary chrome electric towel radiators

### **FLOORING**

Karndean Premium waterproof LVT flooring to all areas except bedrooms (these are carpeted).  
1m x 1.5m in-set entrance way foot matt installed to hallway

## **INFORMATION**

**TENURE** – Leasehold  
950 Year Lease. No rental payment at reviews.

### **PARKING ARRANGEMENTS**

Each home will have its own private parking area for two cars

### **HEATING**

Mitsubishi Air Source System with underfloor heating supported by a mechanical heat ventilation recovery system

### **AVAILABLE SERVICES**

Mains electricity, water and drainage. Solar panels.

### **EPC RATINGS**

All homes are EPC A-Rated

### **SITE MANAGEMENT/FEES**

All aspects of site management will be carried out by The View (Burton Waters) Limited until such time that all homes are sold, at which point the homeowners have the ability to decide how the site is managed going forward. There will be a monthly management charge for all residents.

### **COUNCIL TAX BAND – C**

**LOCAL AUTHORITY** - West Lindsey District Council

**VIEWINGS** - By prior appointment through Mundys. Please call 01522 510044.

**SHOWHOME OPEN SUNDAY 11AM TO 3PM**





CYPRESS WAY

MERESIDE

COMMUNAL SPACE

SOLD STC

SOLD

SOLD

SOLD

SHOW HOME

SOLD

SOLD

SOLD

SOLD

SOLD



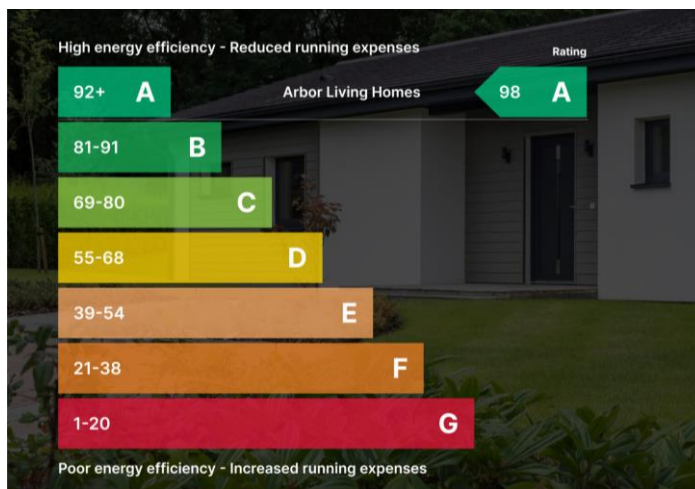


# INTRODUCTION TO ARBOR LIVING

Arbor Living stands out in the over-55s lifestyle market by providing a luxurious living experience that's truly unmatched. Each of the eco-friendly, traditionally built bungalows are easy to maintain, pleasing to the eye, and nestled in secure, beautifully landscaped lakeside settings. With a variety of layouts and sizes available, there's something to fit everyone's needs.

Arbor Living's forward-thinking approach to sustainable living provides a unique opportunity for rightsizers to embrace a highly efficient, quality home lifestyle. Eco-friendly living isn't just a trend-it's the future of the UK housing market. By choosing Arbor Living, you contribute to global sustainability efforts, reducing your collective carbon footprint while enjoying a cutting-edge lifestyle.

As an independent, family-run business, Arbor Living is deeply committed to offering the over-55s market a viable, planet-friendly lifestyle option that supports a sustainable future for generations to come.



We've outlined what eco-friendly features our homes have, now let's dive into how these features work.

As environmental awareness increases, eco-efficient homes are becoming a priority for buyers. These homes are crafted to not only reduce environmental impact but also lower monthly costs. They feature a high level, almost 100% airtight construction that minimises heat loss, supplemented by a mechanical heat ventilation recovery system that recycles warm air for maximum efficiency.

These homes exceed UK insulation standards with 115mm of reflective external insulation and triple-glazed windows to enhance heat retention. We also employ Air Source Heat Pump technology, an efficient system that uses less energy thanks to our underfloor heating.

Lastly, each home is equipped with integrated PV Solar Panels to harness solar energy, promoting sustainable living with considerably reduced running costs. These features ensure your home is both eco-friendly and economically beneficial.

Here is what to expect in these eco-efficient homes:

1. Highly efficient air source heating systems
2. Integrated PV solar panels
3. High level, almost 100% airtight construction
4. Water-based underfloor heating
5. Mechanical heat ventilation recovery systems
6. Enhanced external wall insulation
7. Ultra-efficient triple-glazed windows and doors



#### 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](http://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, Burton and Co, Bridge McFarland 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 Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then 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 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:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever 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 as not verified.

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