



**THE VIEW**  
— *at Burton Waters* —

LN1 4AY

# WELCOME TO 'THE VIEW' AT BURTON WATERS

Explore "The View" at Burton Waters, a collection of modern, eco-friendly, traditionally 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.



# 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.



# LETS TALK ABOUT EFFICIENCY

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



# THE MARBURY



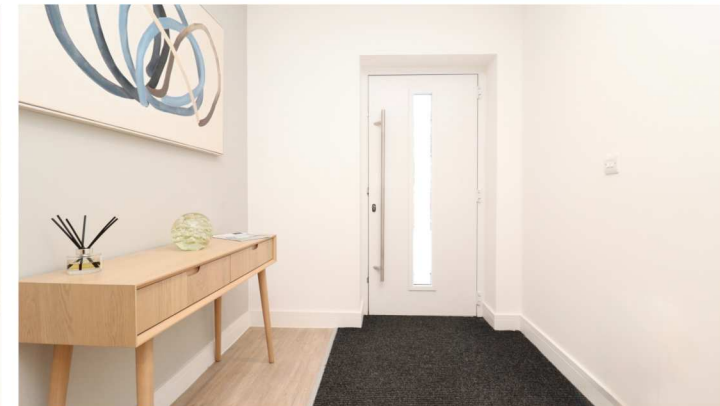
The Marbury, a traditionally built, A-rated EPC Eco luxury bungalow offers a corner plot with well stocked borders, two double Bedrooms, an Entrance Hall with a study Area, Utility Room and a contemporary 3-piece Bathroom with a bath and a stand-alone walk-in shower. The light and airy Open Plan Living Area leads straight into the spacious south-west facing rear garden.

The Marbury 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 PV Solar Panels further enhance energy efficiency, promoting sustainable living with considerably reduced running costs.

This plot is currently being used as the show home for the development, in being so, there are electric blinds to all windows, a patio area and fitted wardrobes in the main bedroom. The home is also available furnished (Furniture available on negotiation).

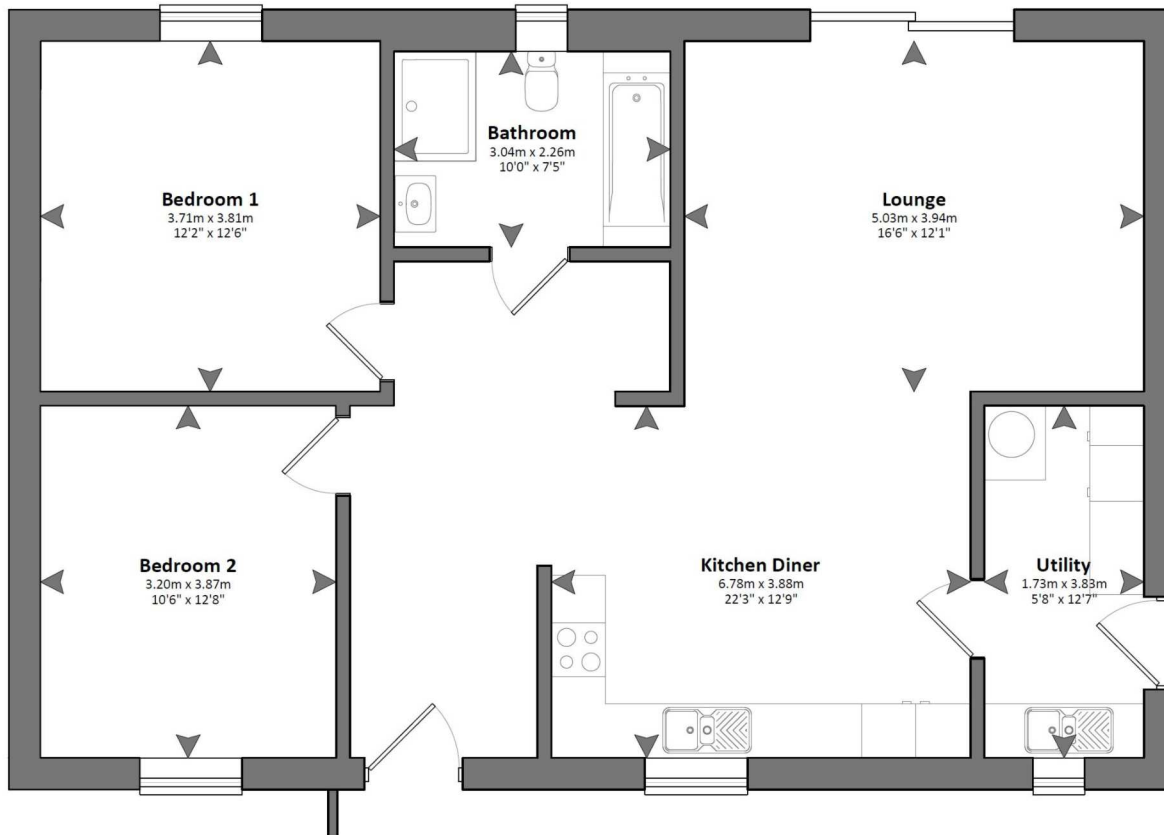
**Asking Price £357,500**

# THE MARBURY



# THE MARBURY

## ACCOMMODATION



THE MARBURY FLOOR PLAN  
APPROX GROSS INTERNAL AREA  
1011sqFT / 94sqm

ENTRANCE HALL

KITCHEN DINER  
22' 3" x 12' 9" (6.78m x 3.88m)

LOUNGE  
15' 6" X 12' 1" (5.03m x 3.94m)

UTILITY ROOM  
5' 8" x 12' 7" (1.74m x 3.83m)

STUDY AREA  
6' 5" x 8' 5" (1.97m x 2.57m)

BEDROOM 1  
12' 2" x 12' 6" (3.71m x 3.81m)

BEDROOM 2  
10' 6" x 12' 8" (3.20m x 3.78m)

BATHROOM  
10' 0" x 7' 5" (3.04m x 2.26m)

# 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**

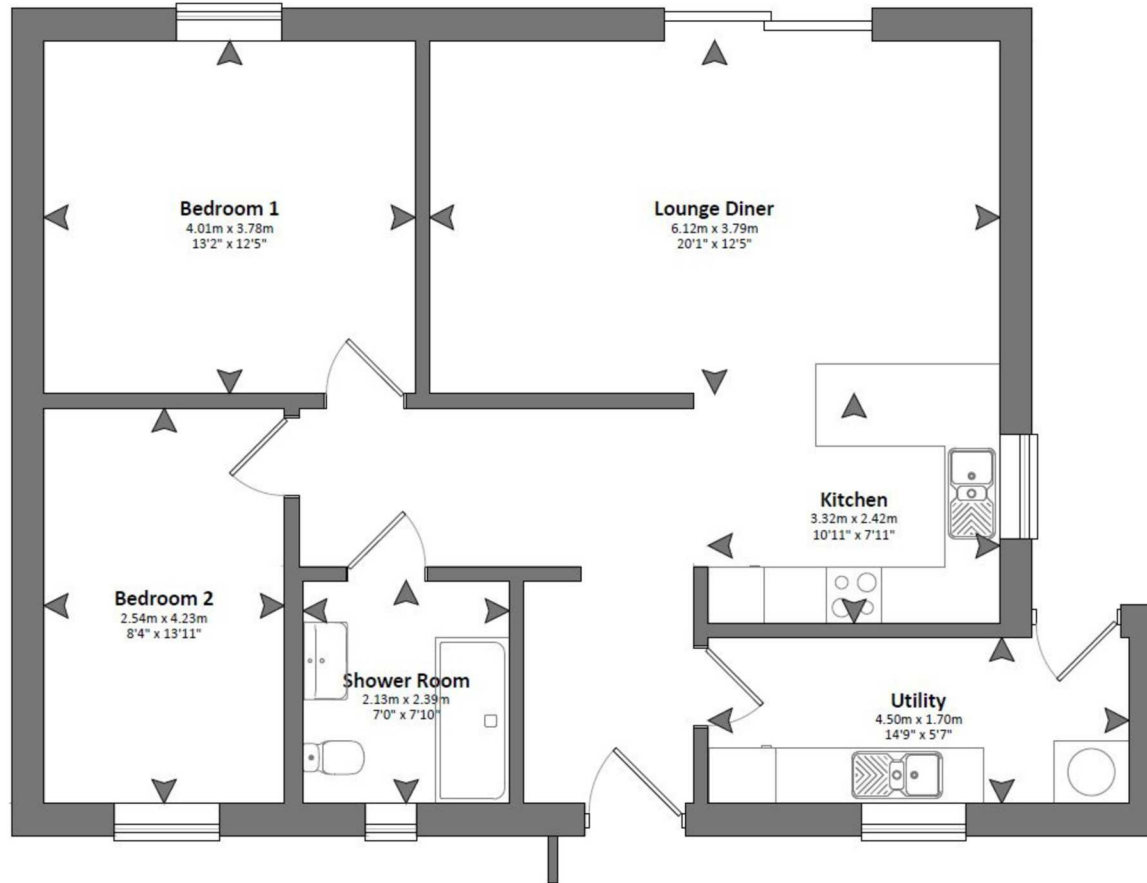


# THE BEXTON



# THE BEXTON

## ACCOMMODATION



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

ENTRANCE HALL

KITCHEN

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

LOUNGE DINER

20' 1" 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 RAMSDELL



The Ramsdell, a traditionally built, A-rated EPC Eco luxury bungalow, offering partial lake views, two double bedrooms, a separate smaller bedroom/study and a contemporary 3-piece shower room with a stand-alone walk-in shower.

The light and airy open plan living area leads straight into the spacious south-west facing rear garden.

The master bedroom benefits from an individually designed box window/door canopy which creates a contemporary edge, both internally and externally.

The Ramsdell 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 PV Solar Panels further enhance energy efficiency, promoting sustainable living with considerably reduced running costs.

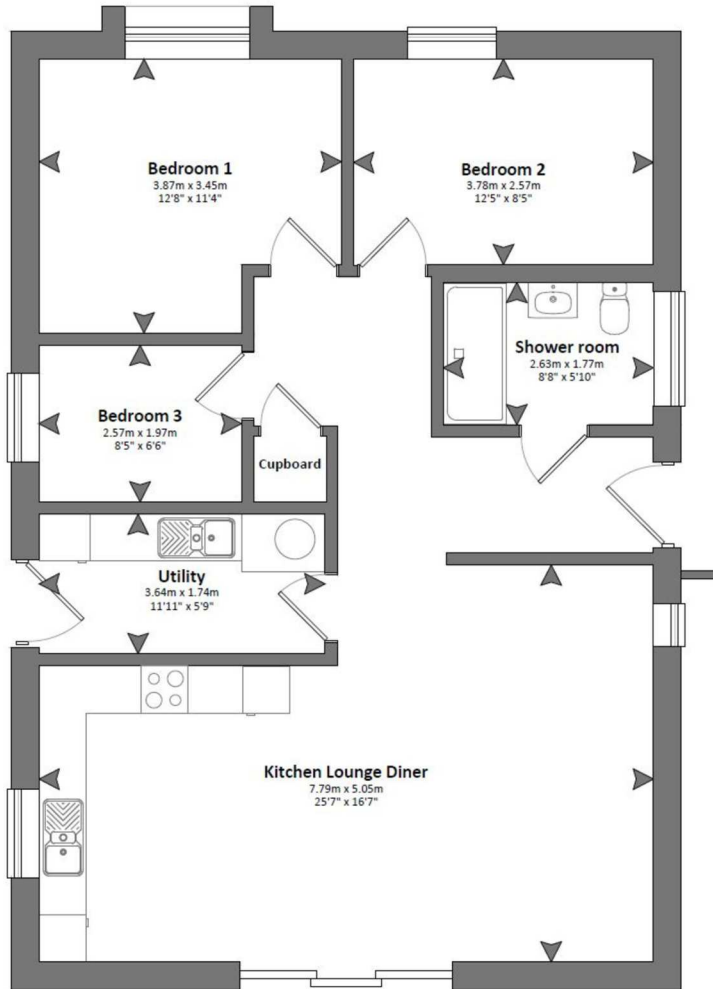
**Asking Price £330,000**

# THE RAMSDELL



# THE RAMSDELL

## ACCOMMODATION



ENTRANCE HALL

KITCHEN LOUNGE DINER  
16' 7" x 25' 7" (5.05m x 7.79m)

UTILITY ROOM  
5' 9" x 11' 11" (1.74m x 3.64m)

STUDY / BEDROOM 3  
8' 5" x 6' 6" (1.97m x 2.57m)

BEDROOM 1  
11' 4" x 12' 8" (3.45m x 3.87m)

BEDROOM 2  
8' 5" x 12' 4" (2.57m x 3.78m)

BATHROOM  
5' 10" x 8' 8" (1.77m x 2.63)

THE RAMSDELL FLOOR PLAN  
APPROX GROSS INTERNAL AREA  
972sqFT / 90sqM

# THE TIRLEY



## THE LAST REMAINING WATERFRONT HOME

The Tirley, a traditionally built, A-rated EPC Eco luxury bungalow offers 3 spacious bedrooms with an en-suite shower room to main bedroom, utility room and panoramic lake views.

The design maximises the living space, offering a generous kitchen living dining area with fantastic lake views. The master bedroom benefits from ample wardrobe space and a spacious 3-piece en-suite shower room. The rear garden is south-west facing with a generous patio and turfed lawn.

The Tirley 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 PV Solar Panels further enhance energy efficiency, promoting sustainable living with considerably reduced running costs.

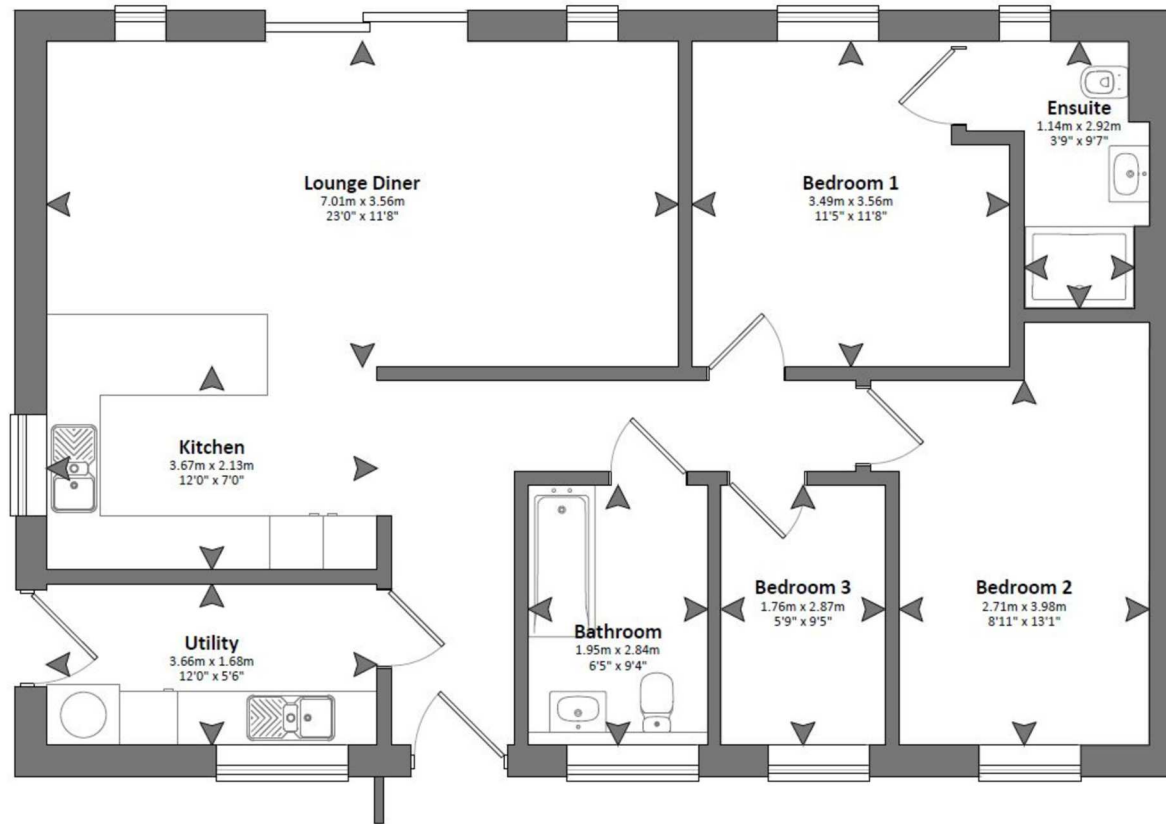
**Asking Price £450,000**

# THE TIRLEY



# THE TIRLEY

## ACCOMMODATION



THE TIRLEY FLOOR PLAN  
APPROX GROSS INTERNAL AREA  
1041SQFT / 96SQM

ENTRANCE HALL

KITCHEN

12' 0" x 7' 0" (3.67m x 2.13m)

LOUNGE DINER

23' 0" x 11' 8" (7.01m x 3.56m)

UTILITY ROOM

12' 0" x 5' 6" (3.66m x 1.68m)

STUDY / BEDROOM 3

5' 9" x 9' 5" (1.76m x 2.87m)

BEDROOM 1

11' 5" x 11' 8" (4.66m x 4.57m)

EN-SUITE SHOWER ROOM

3' 9" x 9' 7" (1.14m x 2.92m)

BEDROOM 2

8' 11" x 13' 1" (2.71m x 3.98m)

BATHROOM

6' 5" x 9' 4" (1.95m x 2.84m)



# THE LUXURY SPECIFICATION

## 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

## 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

## TENURE – Leasehold

950 Year Lease. No ground rent payable. No rent reviews or uplifts

## 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



CYPRESS WAY

SOLD  
STC

SOLD

SOLD

SOLD

SHOW  
HOME

14

11

9

7

5

3

1

COMMUNAL  
SPACE

MERESIDE

SOLD

SOLD

SOLD

SOLD

SOLD

10

8

6

4

2

12



## 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, 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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