



5 Marine Walk

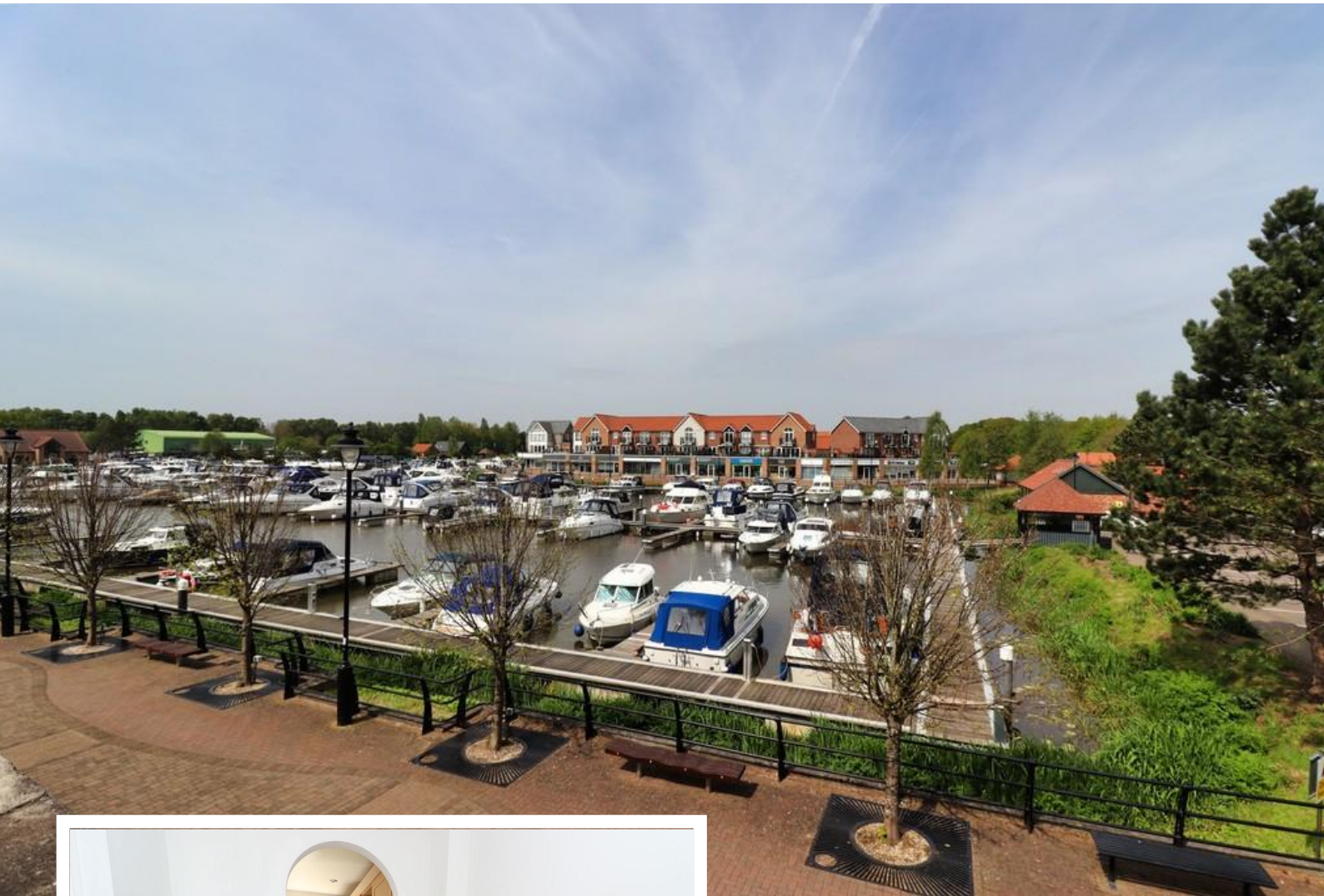
Burton Waters, Lincoln, LN1 2TS

£245,000

A modern two bedroom town house situated on the sought-after Burton Waters development, just to the West of the Cathedral City of Lincoln with fantastic views across the Marina. The property has well-presented accommodation comprising of Hall, Study, Cloakroom/WC, First Floor Landing leading to a fitted Kitchen and Lounge Diner and a Second Floor Landing leading to two Double Bedrooms and Family Bathroom. The property has two secure allocated parking spaces, a spacious roof terrace and a balcony from the Master Bedroom, both with fantastic Marina views. The property further benefits from No Onward Chain and viewing is highly recommended.



Marine Walk, Burton Waters, Lincoln, LN1 2TS



SERVICES

All mains services available. Gas central heating.

EPC RATING – C

COUNCIL TAX BAND – B

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LEASEHOLD INFORMATION

Length of Lease - TBC

Years Remaining on Lease - TBC

Annual Ground Rent - £TBC

Ground Rent Reviewed - TBC

Annual Service Charge Amount - £TBC

Service Charge Reviewed - TBC

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



LOCATION

Burton Waters is an exclusive Marina and residential development laying just to the West of the Cathedral City of Lincoln. Quality, style and security are at the forefront, including 24-hour manned security station with CCTV. Facilities on the site include shops, solicitors, the Woodcocks pub and restaurant, Harbour Lights floating restaurant, Greek restaurant, beauticians and the David Lloyd Sports Centre adjacent to Burton Waters. The development offers a serene lifestyle with easy access to water based activities, making it a desirable place for those who enjoy boating and waterfront living. 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.



ACCOMMODATION

HALL

With staircase to the First Floor, understairs storage cupboard and radiator.

STUDY

8' 2" x 7' 11" (2.49m x 2.43m), with radiator.

CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled splashbacks and radiator.



FIRST FLOOR LANDING

With staircase to the Second Floor and radiator.

KITCHEN

9' 8" x 6' 11" (2.96m x 2.12m), fitted with a range of wall and base units with work surfaces over, Neff electric oven and gas hob with extractor fan over, spaces for a washing machine, dishwasher, fridge and freezer, tiled flooring, tiled splashbacks, spotlights and double glazed window to the front aspect.

LOUNGE/DINER

15' 1 (max)" x 12' 11 (max)" (4.6m x 3.94m), with double glazed French doors to the roof terrace, gas fire in a feature fireplace, storage cupboard and radiator.



SECOND FLOOR LANDING

With loft access point.

BEDROOM 1

12' 11" x 9' 9" (3.94m x 2.98m), with double glazed sliding doors to the balcony and radiator.

BEDROOM 2

12' 11" x 8' 3" (3.94m x 2.52m), with double glazed window to the front aspect, storage cupboard and radiator.



BATHROOM

Fitted with a three piece suite comprising of panelled bath with electric shower over and glass shower screen, close coupled WC and pedestal wash hand basin, towel radiator and part-tiled walls.

OUTSIDE

There are two allocated parking spaces in a secure gated car park. The property has a fantastic First Floor spacious roof terrace overlooking the picturesque Burton Waters Marina and a balcony from the Master Bedroom on the Second Floor.

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, 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 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.

Coverings will be able to provide information and services they offer relating to removals. 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

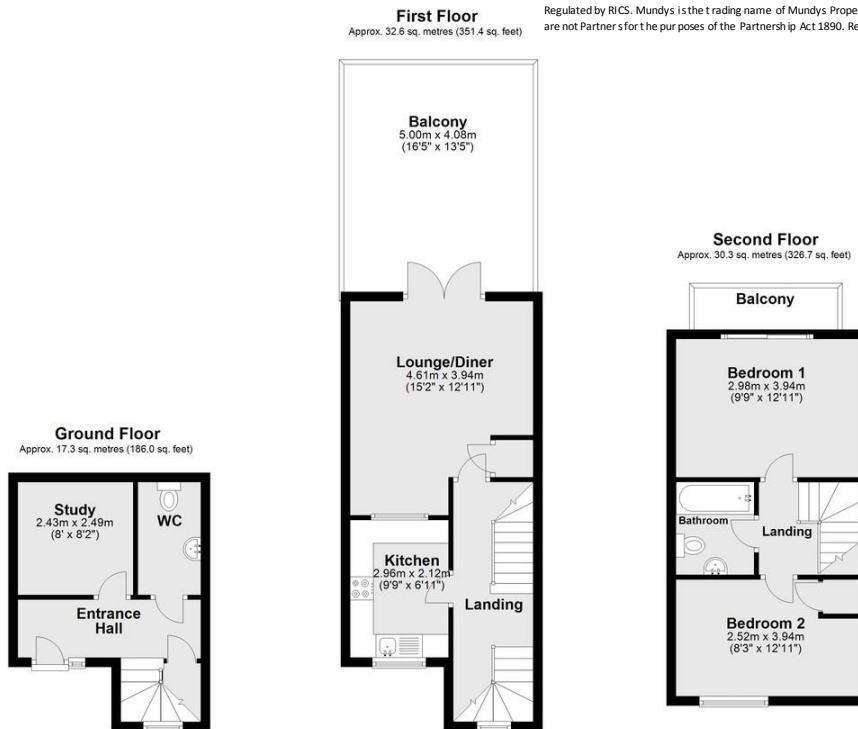
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 are 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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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