



13 Ellisons Quay

Burton Waters, Lincoln, LN1 2GG



Book a Viewing!

Offers Over £300,000

An immaculate three bedroom end terrace house situated on the desirable and executive Burton Waters development. The property offers beautiful accommodation comprising of Hall, Cloakroom/WC, Open Plan Kitchen/Living/Dining Room and a First Floor Landing leading to three Bedrooms, Master with En-suite and Balcony and a four piece Family Bathroom. The property has a rear garden with breathtaking views across the marina, a mooring and two allocated parking spaces. Viewing of this stunning property is essential to appreciate its position and the high specification accommodation on offer. NO CHAIN.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - West Lindsey District Council .

TENURE - Leasehold.

Years Remaining on Lease - 984 years

Annual Service Charge Amount - £1,100 PA

Annual Mooring Charge Amount - £1,300 PA

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

VIEWINGS - By prior appointment through Mundys.

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, under stairs storage cupboard and radiator.

CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, towel radiator, tiled flooring, part tiled walls and double glazed window to the front aspect.

KITCHEN

13' 6" x 7' 8" (4.13m x 2.36m) Fitted with a stylish range of wall and base units with work surfaces over, integrated fridge freezer, dishwasher, eye level electric oven and microwave, five ring gas hob with extractor fan over, space for washing machine, under mount 1½ bowl stainless steel sink with side drainer and mixer tap over, breakfast bar, cupboard housing the wall mounted gas fired central heating boiler, spotlights, kickboard lights and double glazed window to the front aspect.

LOUNGE/DINING ROOM

20' 2" x 15' 10" (6.17m x 4.85m) With two sets of double glazed French doors with wooden shutters to the patio and two radiators.

FIRST FLOOR LANDING

With radiator, airing cupboard and loft access point.

BEDROOM 1

11' 9" x 10' 7" (3.59m x 3.25m) With double glazed sliding doors to the balcony overlooking the marina with wooden shutters and radiator.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wall mounted wash hand basin, towel radiator, tiled flooring, part tiled walls, spotlights and double glazed window to the side aspect.

BEDROOM 2

13' 7" x 9' 10" (4.15m x 3.02m) With double glazed window to the front aspect and radiator.

BEDROOM 3

9' 7" x 8' 9" (2.93m x 2.68m) With double glazed window to the front aspect, double wardrobe with mirror fronted sliding doors and radiator.





BATHROOM

Fitted with a four piece suite comprising of panelled bath, shower cubicle, pedestal wash hand basin and close coupled WC, tiled flooring, part tiled walls, towel radiator, spotlights and double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a small front garden with established shrubs and a walk in store. To the rear of the property there is a slabbed garden overlooking the beautiful marina. There is a balcony located off the master bedroom. The property benefits from a mooring and two secure allocated parking spaces.

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.n

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 – HOW 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 Water 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 Finance and Services who will be able to offer a range of financial service products. Should you decide to instruct, Mundys Finance and Services 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 HomeBuyer 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

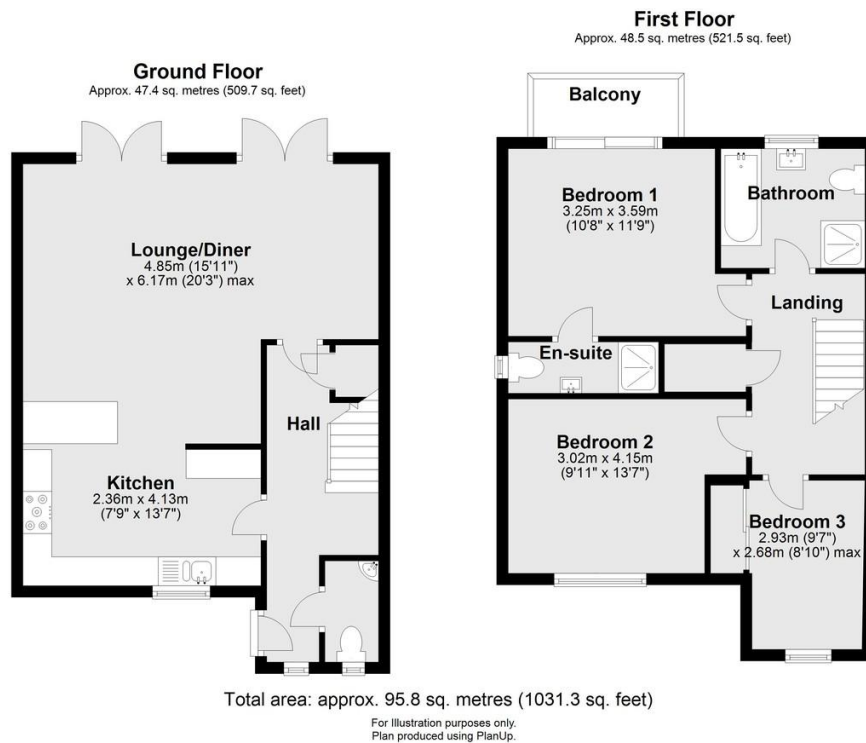
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 the vendors (Lessors) for whom they act as Agents given the fact that:

1. These 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 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 as not verified.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.

