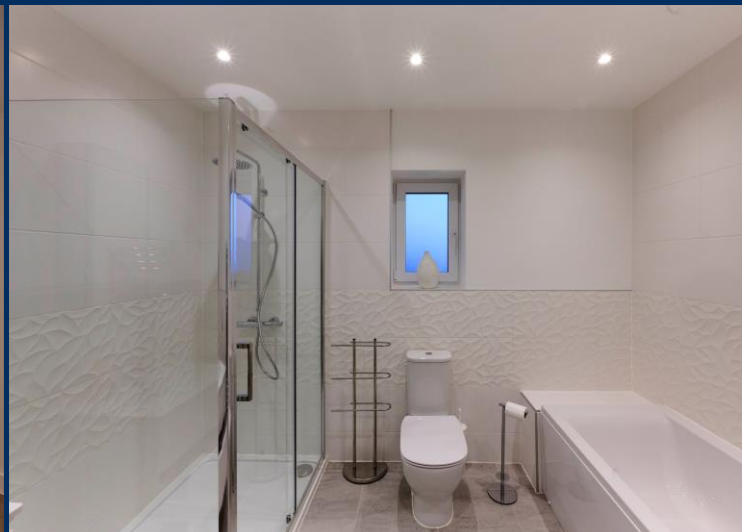
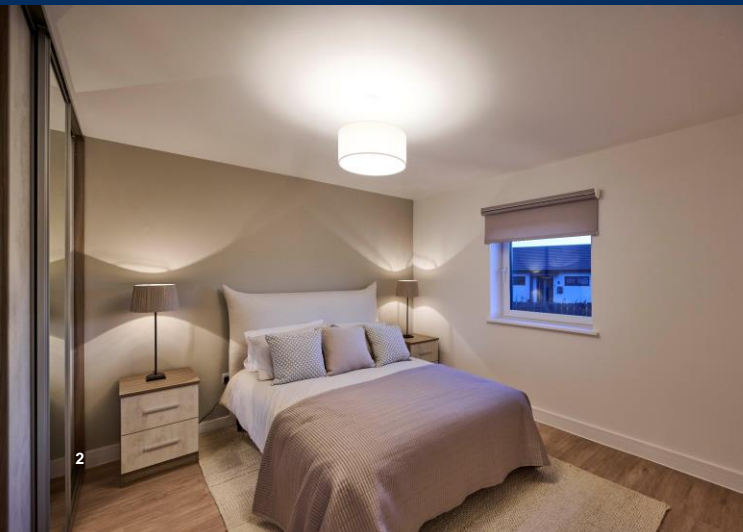




Plot 1, The Marbury, Cypress Way,  
The View, Burton Waters, LN1 4AY





# The Marbury

The Marbury offers a corner plot, two double bedrooms, an entrance hall with a study area 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 plot is also available furnished (Furniture available on negotiation).

Contribution to a purchasers Stamp Duty up to £5,750 for this home if reserved before 31st July 2024!

**Asking Price £385,000**



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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 detached bungalows set in a sought-after area just 3 miles west of Lincoln's historic City Centre. This development offers energy-efficient eco-homes for those over 55, situated within the secure environment of Burton Waters, which benefits from 24-hour security and CCTV monitoring. The development is unique to the area and provides a peaceful community lifestyle, ideal for those in early retirement or seeking a secure base for travel in later years. Residents 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.

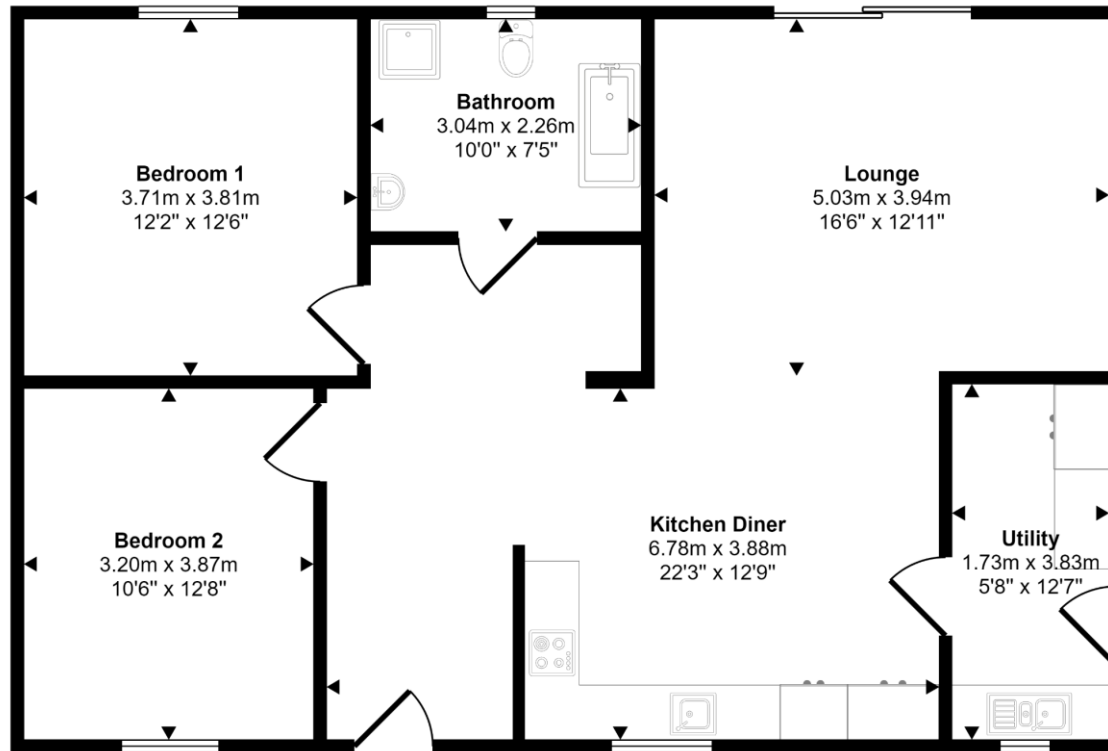
Burton Waters also hosts 'The Woodcocks,' a popular, family-friendly pub that draws locals all year round. For those seeking leisure activities, the nearby David Lloyd Health Club offers a range of facilities including a gym, tennis courts, a swimming pool and a spa.

This community provides a perfect blend of quiet countryside living with the benefits of modern conveniences close at hand, making it a wonderful place to live.



# ACCOMMODATION

Approx Gross Internal Area  
94 sq m / 1011 sq ft



Floorplan

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.

## ENTRANCE HALL

## KITCHEN LOUNGE DINER

16' 6" x 25' 6" (5.05m x 7.79m)

## UTILITY ROOM

5' 8" x 11' 11" (1.74m x 3.64m)

## STUDY AREA

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

## BEDROOM 1

11' 3" x 12' 8" (3.45m x 3.87m)

## BEDROOM 2

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

## BATHROOM

5' 9" x 8' 7" (1.77m x 2.63m)

## PARKING ARRANGEMENTS

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

## **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 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**

Downlighters to all rooms (except bedrooms to be fitted with pendants)  
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  
Bath  
Porcelanosa wall tiles  
Contemporary chrome electric towel radiators

### **FLOORING**

Laminate flooring to bedrooms  
Karndean Premium waterproof LVT flooring to bathrooms, en-suites and all other rooms (except bedrooms)  
1m x 1.5m in-set entrance way foot matt installed to hallway

### **SERVICES**

Mains electricity, water and drainage. Solar panels.  
Air Source System with underfloor heating supported by a mechanical heat ventilation recovery system

### **SITE MANAGEMENT**

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

### **MANAGEMENT FEES**

There will be a monthly management charge for all residents

### **EPC RATING - A**

### **COUNCIL TAX BAND - C**

**LOCAL AUTHORITY -** West Lindsey District Council

**TENURE –** Leasehold - 950 Year Lease

**VIEWINGS -** By prior appointment through Mundys.

### **DISCLAIMER**

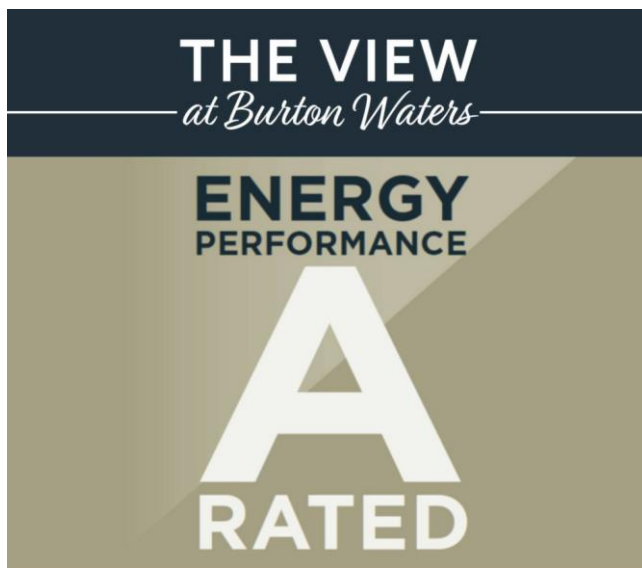
The Photographs and Computer Generated Images (CGIs) used in the marketing of this property are for illustrative purposes only.



# THE VIEW SITE PLAN

|   |              |               |   |               |               |
|---|--------------|---------------|---|---------------|---------------|
|  | The Bexton   | Size 950sqft  |  | The Tirley    | Size 1041sqft |
|  | The Ramsdell | Size 972sqft  |  | The Prestbury | Size 1037sqft |
|  | The Marbury  | Size 1046sqft |  | The Alderley  | Size 1107sqft |





# INTRODUCTION TO ARBOR LIVING

Arbor Living stands out in the over-55s market by providing a luxurious living experience that's truly unmatched. Each of the eco-friendly, single-story homes 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 downsizers to embrace a highly efficient, quality home lifestyle. Embracing 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 our 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 living option that supports a sustainable future for generations to come. This often overlooked demographic finally has a thoughtful and innovative housing solution tailored just for them.

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 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 underfloor heating.

Lastly, each home is equipped with PV Solar Panels to harness solar energy, promoting sustainable living with 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. 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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