



## 29 Burton Waters Lodges

Lincoln, LN1 2BE



Book a Viewing!

**£186,000**

This modern, ex-showhome lodge is situated within the exclusive over-45's development at Burton Waters Lodges. Located in the sought-after Burton Waters community, this gated development offers a secure and peaceful lifestyle, surrounded by beautifully landscaped grounds and private lakes. Burton Waters is a unique residential marina development known for its blend of waterside living and modern conveniences. The community features a full-service marina, shops, restaurants, and leisure facilities, including a health club and spa. Additionally, 24-hour security and on-site management ensure a safe and well-maintained environment for residents. Positioned near the lake, the lodge offers easy access to picturesque walking paths and tranquil surroundings. The private marina and network of waterways create a relaxed atmosphere for walks along the water's edge, with boat moorings available for those who enjoy boating. The lodge features its own private garden and a spacious decking area, ideal for outdoor seating and entertaining. The property also includes a driveway with space for two cars, providing ample off-road parking. The accommodation comprises a welcoming hallway leading into an impressive open-plan living space, enhanced by large windows, Velux windows, and two sets of double doors that open onto the decking area. The modern kitchen is well-equipped with a range of integrated appliances, offering both style and functionality. There are two double bedrooms, both with fitted wardrobes and drawers, providing ample storage. The main bedroom benefits from an en suite bathroom, while a further family bathroom serves the second bedroom and living areas. The lodge is equipped with gas central heating and air conditioning, ensuring a comfortable living environment all year round. This property offers a modern and low-maintenance lifestyle, ideal for those seeking a tranquil, waterside setting within the desirable Burton Waters community.







#### **SERVICES**

Mains electric, water and drainage. LPG central heating.

**COUNCIL TAX BAND – A.**

**LOCAL AUTHORITY** - West Lindsey District Council.

**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, Indian 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.







On resale purchasers must be aware that 10% commission will apply under the terms of the Mobile Homes Act, payable to the Site Owner by the Vendor. Park Rules and Regulations are available upon request.

#### GROUND RENT

Ground rent and service charge approx £190pcm. All figures need to be checked with Solicitors prior to exchange of contracts.

#### ACCOMMODATION

##### HALL

Having external entrance door and radiator.

##### OPEN PLAN LIVING KITCHEN & DINING

18' 10" x 17' 1" (5.74m x 5.21m) Having five uPVC double glazed windows, two sets of uPVC double glazed doors, two Velux windows, electric fire, air conditioning, radiator and spot-lighting.

Kitchen area has vinyl flooring, fitted with a range of wall, base and drawer units with work surfaces over and tiled splashback, stainless steel sink unit and drainer, integral double oven, five ring gas hob with extractor fan over, integrated dishwasher, integral fridge and integral washer dryer.

##### BEDROOM 1

9' 10" x 9' 5" (3m x 2.87m) Having uPVC double glazed window, air conditioning, radiator, fitted wardrobes, drawers and dressing table.



##### EN-SUITE

7' 6" x 5' 7" (2.29m x 1.7m) Having uPVC double glazed window, vinyl flooring, low level WC, wash hand basin with drawers below, shower cubicle with tiled surround, heated towel rail and extractor fan.

##### BEDROOM 2

10' 0" x 9' 1" (3.05m x 2.77m) Having uPVC double glazed window, fitted wardrobes and radiator.



##### BATHROOM

6' 10" x 5' 8" (2.08m x 1.73m) Having uPVC double glazed window, vinyl flooring, low level WC, wash hand basin with drawers below, bath with shower over, partly tiled walls, heated towel rail and extractor fan.



##### OUTSIDE

To the front of the property there is a lawned garden with steps rising up to a decked seating area which is also accessed via the open plan living space. To the side aspect is a gravel driveway providing off road parking.



**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, Dale & Co, Bird & 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, J Walter and Calum Lyman 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.

Claverings 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**

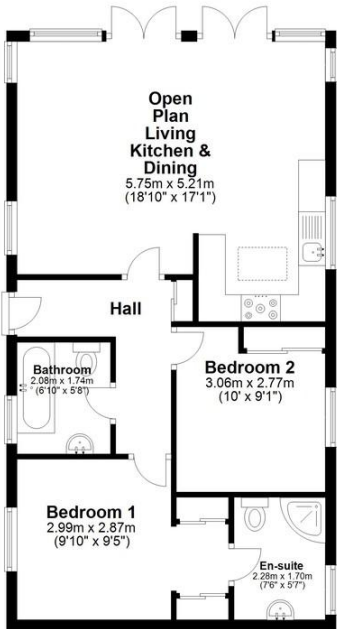
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

**Ground Floor**

Approx. 61.8 sq. metres (665.7 sq. feet)



Total area: approx. 61.8 sq. metres (665.7 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents  
Plan produced using PlanUp.

**29 – 30 Silver Street**  
**Lincoln**  
**LN2 1AS**

**22 Queen Street**  
**Market Rasen**  
**LN8 3EH**

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.

