



## 9 Marina Court

Burton Waters, Lincoln, LN1 2ZL



Book a Viewing!

**£350,000**

An immaculate three bedroom modern town house situated in an exclusive gated courtyard development within the sought after Burton Waters development. The property offers spacious accommodation comprising of Entrance 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 Shower Room. The property has a rear garden with stunning views across the marina, a driveway and a further allocated parking space. Viewing of this property is essential to appreciate its position within the development and the high specification of accommodation on offer.





#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING – B.**

**COUNCIL TAX BAND – C.**

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

**TENURE – Leasehold.**

#### **LEASEHOLD INFORMATION –**

Length of Lease - 999 years (from 21/04/17)

Years Remaining on Lease - 992 years

Annual Service Charge Amount - £1,467.77

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, 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.



## ENTRANCE HALL

With double glazed window to the front aspect, staircase to the first floor landing, tiled flooring and radiator.

## CLOAKROOM/WC

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



## OPEN PLAN LIVING KITCHEN DINER

24' 0" x 20' 2" (7.34m x 6.16m) The modern kitchen area is fitted with a stylish range of wall and base units with work surfaces over, integrated fridge freezer, dishwasher, electric oven and hob with extractor fan over, 1½ bowl sink with side drainer and mixer tap over, breakfast bar, spotlights and double glazed window to the front aspect. The living/dining area has double glazed bifold doors giving access to the rear garden and views across the Marina, under stairs storage cupboard, wood effect laminate flooring, spotlights and two radiators.

## FIRST FLOOR LANDING

With airing cupboard and radiator.



## BEDROOM 1

12' 1" x 10' 6" (3.70m x 3.21m) With double glazed doors leading to a balcony overlooking the Marina, double wardrobe and radiator.

## EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, chrome towel radiator, tiled flooring, part tiled walls and spotlights.



## BEDROOM 2

13' 3" x 9' 6" (4.04m x 2.91m) With double glazed window to the front aspect and radiator.

## BEDROOM 3

8' 9 (max)" x 9' 8 (max)" (2.67m x 2.95m) With double glazed window to the front aspect and radiator.

## BATHROOM

Fitted with a three piece suite comprising of shower cubicle, wash hand basin in a vanity style unit and close coupled WC, tiled flooring, part tiled walls, chrome towel radiator, spotlights and double glazed window to the rear aspect.

## OUTSIDE

To the front of the property there is a block paved driveway as well as a further allocated parking space close by. There is a brick store to the front of the property and a front garden with mature shrubs. To the rear aspect there is an enclosed garden laid to lawn with patio seating area and flowerbeds and gated access to the Marina.

### 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 Callum 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 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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GROUND FLOOR  
APPROX. FLOOR AREA  
483 SQ. FT.  
(44.9 SQ. M.)

1ST FLOOR  
APPROX. FLOOR AREA  
490 SQ. FT.  
(45.5 SQ. M.)

MARINA COURT, BURTON WATERS LN1 2ZL  
TOTAL APPROX. FLOOR AREA 973 SQ. FT. (90.4 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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.

