



15 The Quays

Burton Waters, Lincoln, LN1 2XG



Book a Viewing!

£325,000

A modern three bedroom Town House located in the popular gated secure Marina Development of Burton Waters, close to the Cathedral and University City of Lincoln. The property has stunning accommodation comprising of modern fitted Kitchen/Diner with integrated appliances, downstairs Cloakroom/W/C, Lounge enjoying views over the marina and a First Floor Landing leading to three Bedrooms, Master with balcony overlooking the Marina and En-Suite Shower Room and a luxury Family Bathroom. Outside there are enclosed front and rear gardens, the rear overlooking the water with gated access. There is also an allocated parking space and a single garage in a block. Viewing of this beautiful property is highly recommended.



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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.

LEASEHOLD INFORMATION

Length of Lease - 999 years

Years Remaining on Lease - 974 years

Annual Service Charge Amount - £1,727.67

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.

ACCOMMODATION

KITCHEN/DINER

16' 0" x 17' 9" (4.90m x 5.42m) Fitted with a modern range of wall and base units with a work surfaces over, 1½ bowl sink with side drainer and mixer tap over, integrated fridge freezer, dishwasher, washer dryer, microwave and electric oven, induction hob with extractor fan over, tiled flooring, tiled splashbacks, spotlights, radiator and double glazed French doors to the front aspect.

CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity style unit, tiled flooring, part tiled walls, spotlights and chrome towel radiator.

LOUNGE

17' 10" x 14' 7" (5.45m x 4.47m) With two sets of double glazed French doors to the rear garden, staircase to the first floor, wood effect flooring and two radiators.

FIRST FLOOR LANDING

With airing cupboard and radiator.

BEDROOM 1

15' 8" x 11' 6" (4.79m x 3.53m) With a range of fitted wardrobes, double glazed sliding patio door giving access to the balcony with views across the Marina, double glazed window to the rear aspect and radiator.

EN SUITE SHOWER ROOM

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

BEDROOM 2

11' 0" x 8' 9" (3.37m x 2.69m) With double fitted wardrobe, double glazed window to the front aspect and radiator.

BEDROOM 3

8' 7" x 7' 4" (2.64m x 2.25m) With double glazed window to the front aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, wash hand basin in a vanity style unit and close coupled WC, tiled walls and flooring, chrome towel radiator and spotlights.





OUTSIDE

To the front of the property there is an enclosed garden with a patio seating area and artificial grass. To the rear there is a further enclosed garden with a patio seating area overlooking the Marina. There is a balcony to the master bedroom giving beautiful Marina Views. The property further benefits from a garage in a block, with up and over door to the front, light and power and an allocated parking space.

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, 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

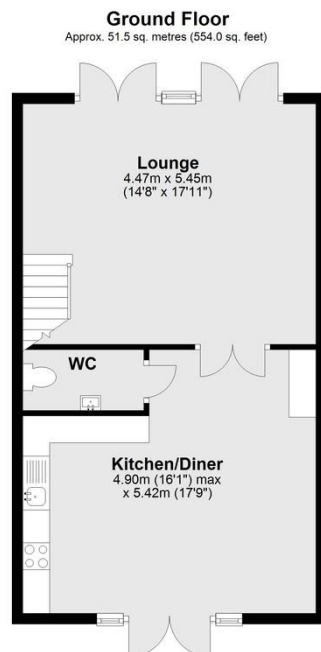
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

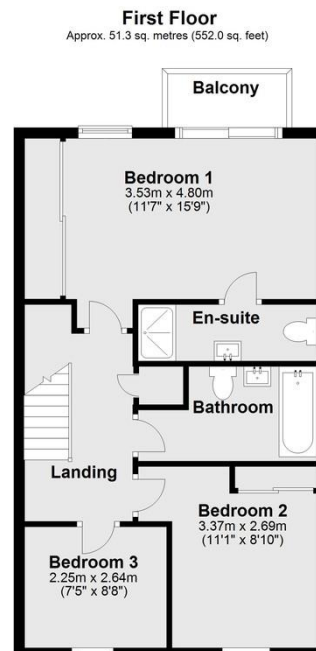
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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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Total area: approx. 102.7 sq. metres (1105.9 sq. feet)

For illustration purposes only.
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 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.

