



## 26 Burton Waters Lodges, Woodcock Lane

Lincoln, LN1 2BE



Book a Viewing!

**£163,000**

A well-presented two bedroomed lodge located within this popular residential secure gated development of Burton Waters Lodges. The property benefits from being in an excellent condition and offers internal living accommodation to comprise of Inner Hallway, Lounge Diner with doors out to a raised deck area, modern Kitchen, Cloakroom, two well-appointed Bedrooms with a range of fitted wardrobes, luxury family Bathroom and a separate WC. Outside the property has a gravelled parking area, lawned garden with mature shrubs, trees and flowerbeds and an elevated UPVC decked area providing seating areas and access into the lodge.







#### **SERVICES**

All mains services available. Gas central heating.

#### **COUNCIL TAX BAND – A.**

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

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

#### **LOCATION**

Burton Waters Lodges are nestled alongside the Fossdyke Navigation, a Roman built canal amongst woodlands and lakes just off the A57. The historic Cathedral and University City of Lincoln lies to the south west less than 4 miles distant. The David Lloyd Leisure Centre is opposite the entrance to the lodges.

#### **ADDITIONAL INFORMATION**

Monthly Pitch Fee - £193.20.

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

On resale purchasers must be aware that 7.5% 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.



## ACCOMMODATION

### INNER HALLWAY

With UPVC door to the side aspect, LED spotlights to the ceiling, radiator, double doors to a fitted cupboard and doors to the lounge, bathroom, WC and two bedrooms.

### LOUNGE/DINER

8' 9" x 14' 9" (2.68m x 4.51m) With UPVC window to the side aspect, UPVC window and double doors to the rear garden giving access to the raised decked area, radiator and LED spotlights to the ceiling.

### KITCHEN

5' 6" x 7' 1" (1.68m x 2.17m) With UPVC window to the side aspect, vinyl flooring, fitted with a range of modern base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap, integral five gas hob with integral oven and grill with extraction above, integral fridge freezer, integral automatic washing machine, integral dishwasher, wall mounted cupboards with complementary tiling below, LED spotlights and Velux window to the ceiling.

### BATHROOM

5' 3" x 6' 10" (1.62m x 2.10m) With UPVC window to the side aspect, vinyl floor, partly tiled walls, suite to comprise of bath with shower over, WC and wash hand basin with vanity cupboard, LED spotlights, a chrome towel radiator and extractor fan.

### BEDROOM 1

12' 1" x 7' 1" (3.69m x 2.17m) With UPVC window to the side aspect, radiator, LED spotlights and fitted wardrobes.

### BEDROOM 2

9' 0" x 7' 4" (2.75m x 2.24m) With UPVC window to the side aspect, radiator, LED spotlights and fitted wardrobes.

### WC

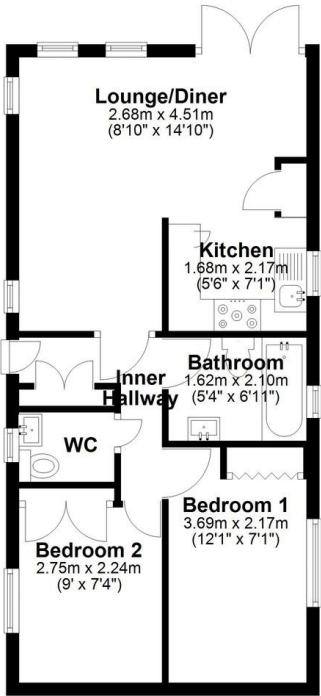
With UPVC window to the side aspect, vinyl floor, partly tiled walls, LED spotlights, WC and wash hand basin with vanity cupboard, a chrome towel radiator and extractor fan.

### OUTSIDE

There is a gravelled driveway to the side of the property proving off road parking. To the rear of the property there is a lawned garden, mature shrubs, trees and flowerbeds and raised UPVC decking with a glass balustrade, which wraps around the property and gives access to the front door and lounge.







Total area: approx. 44.9 sq. metres (483.1 sq. feet)

For Illustration Purposes Only  
Plan produced using PlanUp.

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**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.

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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.
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