



**2 Ellisons Quay, Burton Waters,
Lincoln, LN1 2GG**



Book a Viewing!

£315,000

A well presented Three Bedroom Terraced House situated on the desirable and executive Burton Waters development. The property offers accommodation comprising of 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 Family Shower Room. The property has a rear garden with views across the Marina and an allocated parking space. Viewing of this property is essential to appreciate its position and the accommodation on offer. NO CHAIN.





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 - TBC

Years Remaining on Lease - TBC

Annual Ground Rent - TBC

Ground Rent Reviewed - Annually in TBC

Annual Service Charge Amount - TBC

Service Charge Reviewed - TBC

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.

ACCOMODATION

HALL

With staircase to the first floor, cloaks cupboard, laminate flooring and radiator.

CLOAKROOM/WC

With close cupboard WC, pedestal wash hand basin, towel radiator, part tiled walls and tiled flooring.

LOUNGE

17' 8" x 13' 6" (5.41m x 4.13m) With double glazed French doors to the rear garden, double glazed window to the rear aspect, laminate flooring and radiator.

KITCHEN/DINER

16' 6" x 10' 5" (5.05m x 3.18m) Fitted with a range of wall and base units with work surfaces over, electric oven with 5 ring gas hob and extractor fan, integrated washing machine and dishwasher, space for fridge freezer, stainless steel 1½ bowl sink with side drainer and mixer tap over, wall mounted gas fired central heating boiler, spotlights, laminate flooring, two radiators and double glazed window to the front aspect.

FIRST FLOOR LANDING

With airing cupboard, laminate flooring and radiator.

BEDROOM 1

11' 8" x 17' 8" (3.58m x 5.39m) With double glazed sliding door giving access to the balcony and stunning views of the marina, double glazed window to the rear aspect, fitted wardrobes with sliding doors, laminate flooring and radiator.



EN-SUITE SHOWER ROOM

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

BEDROOM 2

10' 9" x 10' 5" (3.28m x 3.18m) With fitted wardrobes and bedside tables, laminate flooring, double glazed window to the front aspect and radiator.

BEDROOM 3

8' 5" x 6' 10" (2.59m x 2.10m) With double glazed window to the front aspect, laminate flooring and radiator.

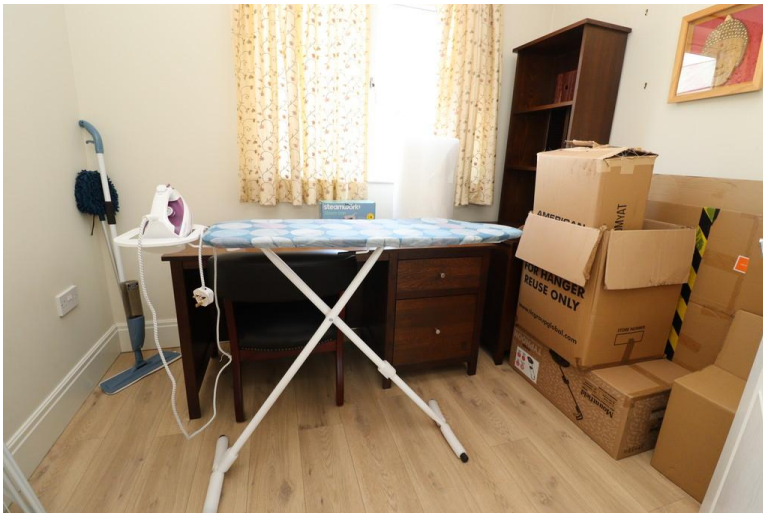


BATHROOM

Fitted with a three piece suite comprising of walk-in shower cubicle, wall mounted wash hand basin and close coupled WC, towel radiator, tiled walls and flooring and spotlights.

OUTSIDE

To the rear of the property there is a lawned garden with a patio seating area and views over the marina. The property benefits from 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 in to 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 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.

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

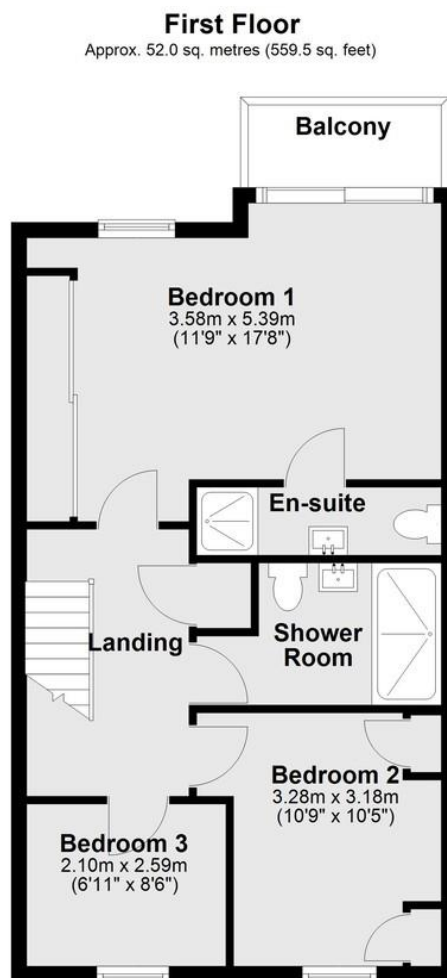
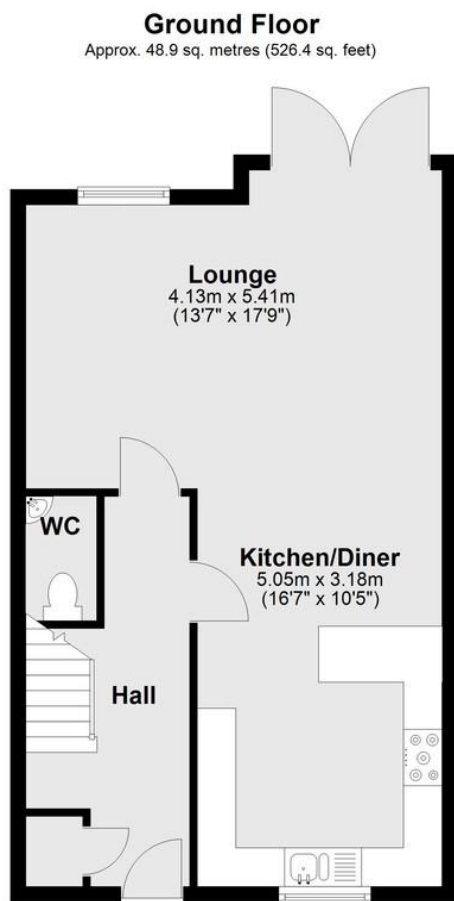
1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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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Total area: approx. 100.9 sq. metres (1085.8 sq. feet)



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

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.

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