



139 Park Lane

Burton Waters, Lincoln, LN1 2UZ



Book a Viewing!

£230,000

A beautifully presented two bedroom modern mid-Town House, located within the sought-after and secure Burton Waters Marina development. The property enjoys a superb tucked away position at the end of the development with picturesque views over the Marina. The property offers stylish and comfortable living in a beautiful waterside setting. Internally, the accommodation includes a n Entrance Hallway, a Ground Floor Cloakroom/WC, modern fitted Kitchen with integrated appliances, spacious Lounge Diner with access to the rear garden and views of the Marina, a First Floor Landing, two well-proportioned Bedrooms, Master with a balcony and a contemporary newly fitted Bathroom. Outside there is a driveway for off-road parking to the front, while the rear garden provides private outdoor space with direct access to the Marina. Set within a gated community with 24-hour security, this home combines modern convenience with peace of mind. Viewing is essential to fully appreciate the location and lifestyle offered by this exceptional property at Burton Waters.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – TBC (West Lindsey District Council).

TENURE - Leasehold.

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.





CHARGES

Mooring Fee approximately £1,739.26 per annum.

Service Charge is approximately £1,727.66 per annum.

The Lease is for 999 years commencing 01/01/1999.

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

ACCOMMODATION

HALL

With staircase to the First Floor, wooden flooring and radiator.

CLOAKROOM/WC

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

KITCHEN

7' 10" x 6' 4" (2.41m x 1.94m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, electric oven, 5 ring gas hob with extractor fan over, integrated fridge, freezer and dishwasher, space for a washing machine, tiled flooring, tiled splashbacks and double glazed window to the front aspect.

LOUNGE/DINER

13' 1" x 17' 6" (4.00m x 5.34m) With double glazed French doors giving access to the rear garden, decorative fireplace, understairs storage cupboard, wooden flooring and two radiators.

FIRST FLOOR LANDING

With access to two Bedrooms and Bathroom.

BEDROOM 1

13' 0" x 10' 0" (3.98m x 3.07m) With double glazed sliding doors to a balcony with views over the Marina, wood effect laminate and radiator.

BEDROOM 2

13' 0" x 8' 3" (3.98m x 2.53m) With two double glazed windows to the front aspect, wood effect laminate flooring, storage cupboard and radiator.

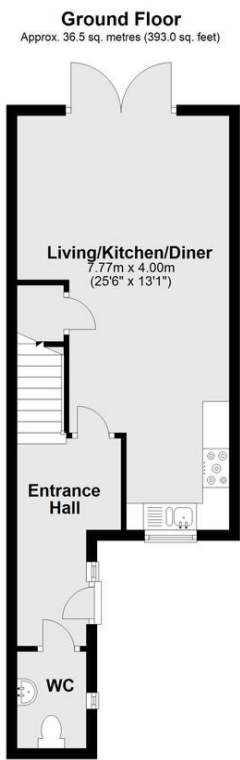
BATHROOM

Newly fitted with a stylish three piece suite comprising of panelled bath with shower over, central taps and glass shower screen, close coupled WC and wash hand basin in a vanity-style unit, tiled flooring, tiled splashbacks and towel radiator.

OUTSIDE

To the front of the property there is a driveway providing off-road parking and a path to the front door with a lawned area. There is a useful attached store room housing the gas-fired central heating boiler. To the rear of the property there is a lawned garden with patio seating area with views over the Marina. The property further benefits from a mooring.





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.

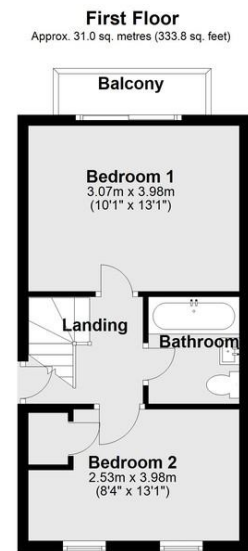
GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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:

- 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.
- 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. 67.5 sq. metres (726.8 sq. feet)

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.

