



2 Bridge Walk, Burton Waters, Lincoln, LN1 2WR



Book a Viewing!

£375,000

Positioned in an exclusive cul-de-sac within the highly desirable and securely gated Burton Waters development, an exceptional three-bedroom link semi-detached residence with immaculate and much improved accommodation and spectacular Marina views. The property offers a seamless blend of sophisticated design and practical luxury with accommodation comprising of welcoming Entrance Hall, Cloakroom/WC, a beautifully appointed Kitchen fitted to a high specification with integrated appliances and a generously proportioned Lounge and Dining Area providing an inviting, light-filled space perfect for both entertaining and everyday living. To the First Floor, a Landing gives access to three Double Bedrooms. The Master Bedroom enjoys its own balcony with far reaching views over the tranquil Marina, along with an En-Suite Shower Room. A Family Bathroom serves the remaining Bedrooms. Occupying an enviable plot with an impressive wide frontage, the property benefits from a substantial driveway providing ample off-street parking, leading to an oversized garage/store. The gardens are a true sanctuary, beautifully landscaped to offer multiple outdoor living areas, including a sunken decked terrace, a discreet hidden patio, and a well manicured lawned area, all thoughtfully positioned to enjoy stunning Marina views. The property also boasts the luxury of a private mooring. This is a truly special home in a prestigious waterside setting; early viewing is essential to fully appreciate the calibre, lifestyle and unrivalled location on offer.



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SERVICES

All mains services available. Gas central heating.

EPC RATING — D.

COUNCIL TAX BAND — C (West Lindsey District Council).

TENURE - Leasehold.

VIEWINGS - By prior appointment through Mundys.

LEASEHOLD INFORMATION

Years Remaining on Lease - 973

Annual Service Charge Amount - approx.£1,800 per annum

Mooring fee - approx. £1,400 per annum

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



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

HALL

With staircase to the First Floor, understairs storage cupboard, double glazed window to the front aspect, wood-effect flooring and radiator.

CLOAKROOM/WC

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

KITCHEN

13' 1 (max)" x 11' 8 (max)" (3.99m x 3.56m)
Fitted with a high quality range of wall and base units with worktops over, 1½ bowl sink with side drainer and mixer tap over, integrated appliances including fridge, freezer and dishwasher, eye-level electric oven and microwave, induction hob, wood-effect flooring, spotlights, downlighters, radiator and two double glazed windows to the front aspect.

LOUNGE/DINER

19' 9 (max)" x 15' 7 (max)" (6.02m x 4.75m) With two sets of double glazed French doors to the rear garden, gas fire set within a decorative fireplace, wall lights, wood-effect flooring and two radiators.



FIRST FLOOR LANDING

With radiator.

BEDROOM 1

11' 4" x 11' 3" (3.47m x 3.45m) With double glazed sliding door to the newly-fitted glass balcony overlooking the Marina, built-in wardrobe 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, radiator, part-tiled walls and double glazed window to the side aspect.



BEDROOM 2

11' 5" x 10' 0" (3.50m x 3.07m) With double glazed window to the front aspect and radiator.

BEDROOM 3

8' 0" x 10' 0" (2.44m x 3.07m) 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, pedestal wash hand basin and close coupled WC, part-tiled walls, radiator and double glazed window to the rear aspect.



OUTSIDE

To the front of the property, a generous landscaped garden is laid mainly to lawn with established shrubs providing attractive borders. A spacious driveway offers ample off-street parking for multiple vehicles and leads to an oversized garage/store. To the rear, the fully landscaped garden enjoys stunning views over the Marina. The outdoor space features a well-manicured lawn, a patio seating area directly accessible from the house and a sunken composite decked area ideal for entertaining and relaxing. A further private, tucked-away patio is located behind the garage. The master bedroom opens onto a balcony that provides breathtaking Marina views. Additionally, the property benefits from its own mooring, enhancing its appeal for boating enthusiasts.





GARAGE

18' 8 (max)" x 15' 7 (max)" (5.69m x 4.75m) An oversized garage with electric roller door to the front aspect, personnel doors to the front and rear aspects, plumbing for washing machine, light and power.

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 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.

Coverings 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

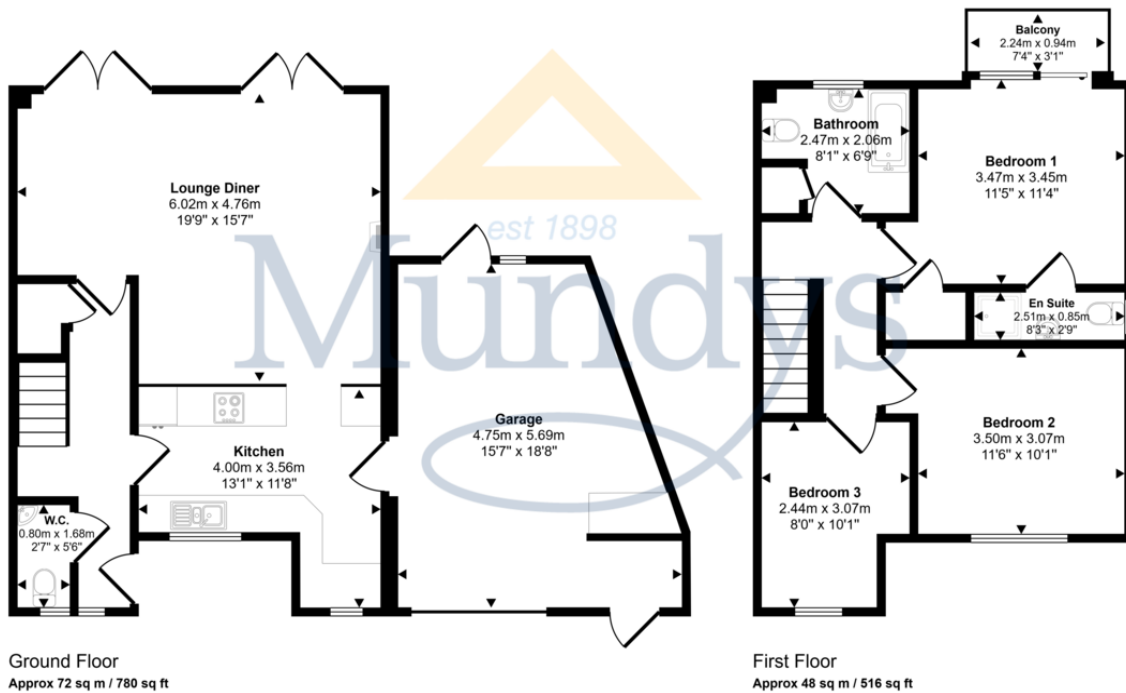
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
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Approx Gross Internal Area
120 sq m / 1296 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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