



**81 Park Lane, Burton Waters,  
Lincoln, LN1 2UZ**



Book a Viewing!

**Offers Over £325,000**

A stunning and tastefully presented Three Storey Town House positioned within the highly desirable Burton Waters development. Finished to an exceptional standard throughout, this beautifully designed home combines modern living with high quality features, including two balconies, an EV charger, two separate Lounge areas, and flexible living spaces across three floors.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D.**

**COUNCIL TAX BAND – D.**

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

**TENURE** - Leasehold.

Length of Lease – To Follow.

Years Remaining on Lease – To Follow.

Annual Service Charge Amount – To Follow.

Mooring Fee – To Follow.

Service Charge Reviewed - Annually in 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 University.



## ACCOMMODATION

### ENTRANCE HALL

Entered via a UPVC double glazed front door with accompanying side window, the entrance hallway features a radiator and access to the first floor stairwell. Internal access is provided to the garage, and the space flows naturally into the ground floor sitting room.



### SITTING ROOM

11' 9" x 17' 1" (3.58m x 5.21m) A recently converted, flexible living area situated on the ground floor, providing direct access to the rear garden. The space features a built in kitchenette with work surfaces, an integrated undercounter fridge and large freezer, undercounter lighting, and induction hob with hot and cold mixer tap. Double French doors open onto the rear patio, creating a bright and inviting living space. Laminate flooring and an upright radiator complete the space.



### WC

Finished with vinyl flooring, this useful cloakroom includes a sink, WC, tiled splashback, radiator, and automatic lighting.

### FIRST FLOOR LANDING

Providing access to the kitchen/diner, lounge, and WC, with an additional staircase leading to the second floor.



## KITCHEN/DINER

17' x 10' 5" (5.18m x 3.18m) A beautifully finished and contemporary space, featuring quartz worktops and matching splashbacks. The kitchen is fully equipped with high end Beko appliances including a built-in fridge/freezer, oven, microwave, dishwasher, and a 90cm induction hob with extractor. Additional features include a large larder cupboard, undercounter lighting with touch sensitive controls, and a boiling hot water tap over an undercounter sink. A UPVC double glazed window sits to the front aspect, and laminate flooring continues throughout. The dining area offers ample space for family meals, enhanced by spotlighting and feature LED lighting to create a warm and stylish atmosphere.



## LOUNGE

11' 11" x 17' 1" (3.63m x 5.21m) Flowing seamlessly from the dining area, the spacious lounge enjoys an abundance of natural light with a large UPVC window and sliding patio doors opening to the first floor balcony - the perfect spot for relaxing and enjoying the view of the rear garden and woodland beyond. The room is equipped with internet/TV points and a radiator.

## WC

An additional cloakroom on the first floor fitted with WC, sink, tiled splashback, frosted UPVC window to the front aspect, radiator, and lino flooring.



## SECOND FLOOR LANDING

With airing cupboard housing the hot water tank, additional shelving, and Hive operated heating controls. Provides access to three bedrooms and the family bathroom.

## MASTER BEDROOM

12' max x 16' 11" (3.66m x 5.16m) A stunning principal bedroom featuring vaulted ceilings, two radiators, and mirrored wardrobes with sliding doors. Sliding patio doors open onto a private balcony - perfect for morning coffee or evening relaxation, with a feature arched window above filling the room with light. Access to en-suite.



## EN-SUITE

Stylishly appointed with a shower tray, WC, wash basin with vanity unit, tiled splashback, extractor fan, Bluetooth speaker light, and tiled flooring with an upright towel radiator.

## BEDROOM 2

11' 8" x 8' 8" (3.56m x 2.64m) A comfortable double bedroom with UPVC double glazed window to the front aspect, loft access (boarded with ladder), and radiator.



### BEDROOM 3

7' 8" x 8' 1" (2.34m x 2.46m) A flexible room currently used as a home office, featuring a UPVC double glazed window to the front aspect and radiator.

### BATHROOM

A stylish four piece suite comprising of bath, shower cubicle, WC, and wash basin. The room includes tiled flooring, tiled wall splashbacks, upright towel radiator, extractor fan, and a built-in Bluetooth speaker light for added comfort.

### INTEGRATED GARAGE

18' 11" x 10' (5.77m x 3.05m) Accessed via a manual up and over door, the integral garage features fitted worktops with built in cupboard storage, laminate flooring, and spaces for washer and dryer. Wall mounted boiler and fuse board are also housed here.

### OUTSIDE

To the rear, the property features a private and secure garden with patio area currently housing a hot tub, raised beds, additional seating space, outdoor sockets, and lighting. To the front, a generous driveway provides parking for multiple vehicles, with gated porch area, access to the garage, and an EV charger. The property also benefits from a well maintained grass area alongside the driveway.



#### 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](http://mundys.net)

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#### REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, 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.

CW&H and Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them, we will receive a referral fee of up to £125.

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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.

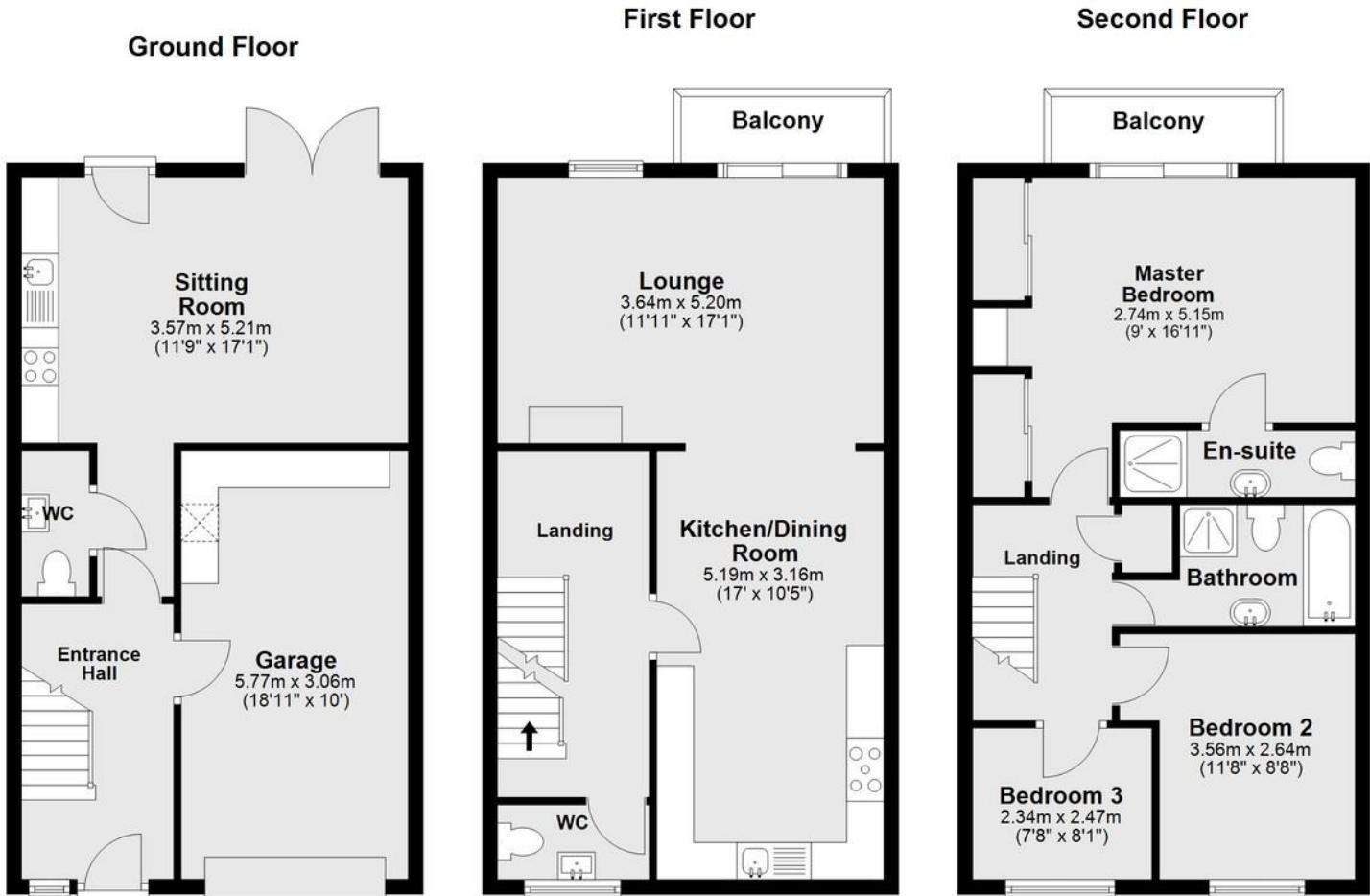
#### GENERAL

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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 145.4 sq. metres (1564.8 sq. feet)

**81 Park Lane**

**29 – 30 Silver Street**  
**Lincoln**  
**LN2 1AS**  
**01522 510044**

**22 Queen Street**  
**Market Rasen**  
**LN8 3EH**  
**01673 847487**

**22 King Street**  
**Southwell**  
**NG26 0EN**  
**01636 813971**

**46 Middle Gate**  
**Newark**  
**NG24 1AL**  
**01636 700888**

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