



17 The Moorings

Burton Waters, Lincoln, LN1 2WQ



Book a Viewing!

£200,000

A Two Bedroom Modern Mid Town House, located within the heart of the sought after and secure Burton Waters Marina development. The property enjoys a fantastic cul-de-sac position with picturesque views over the Marina. The property offers well presented living accommodation comprising of an Entrance Hallway, Cloakroom/WC, fitted Kitchen, spacious Lounge Diner with access to the rear garden and views of the Marina, a First Floor Landing, two double Bedrooms, Master with a balcony giving views of the Marina, and a Bathroom. Outside there is a garden and a driveway for off road parking to the front, a single garage, and a rear garden 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. NO CHAIN



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - 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 Lincoln Bishop University.



LEASEHOLD INFORMATION

Length of Lease - 999 Years.

Years Remaining on Lease - 972 Years.

Annual Ground Rent - £TBC

Ground Rent Reviewed - TBC

Annual Service Charge Amount - £TBC

Service Charge Reviewed - TBC

Annual Mooring Fee - TBC

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

ACCOMMODATION

ENTRANCE HALL

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

CLOAKROOM/WC

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

KITCHEN

9' 7" x 6' 5" (2.94m x 1.98m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap, electric oven with gas hob and extractor fan, integrated fridge freezer, spaces for washing machine and dishwasher, tiled splashbacks and double glazed window to the front aspect.

LOUNGE DINER

15' 2" x 13' 0" (4.64m x 3.97m) With double glazed French doors to the rear garden, electric fire set with a decorative fire surround, under stairs storage cupboard, laminate flooring and two radiators.

FIRST FLOOR LANDING

BEDROOM 1

13' 1" x 10' 0" (3.99m x 3.06m) With double glazed sliding doors to the balcony giving views across the marina and radiator.

BEDROOM 2

13' 0" x 8' 3" (3.98m x 2.53m) With double glazed window to the front aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower, close coupled WC and pedestal wash hand basin, towel radiator, part tiled walls and double glazed window to the side aspect.





OUTSIDE

To the front of the property there is a driveway providing off road parking and access to the single garage. The garage has an up-and-over door to the front, rear personnel door, wall mounted gas fired central heating boiler, light and power. There is a front lawned garden and 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 & Co, Taylor Rose, 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 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

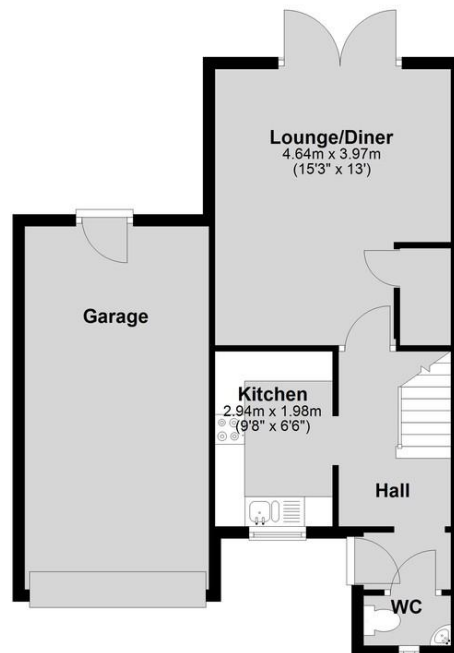
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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

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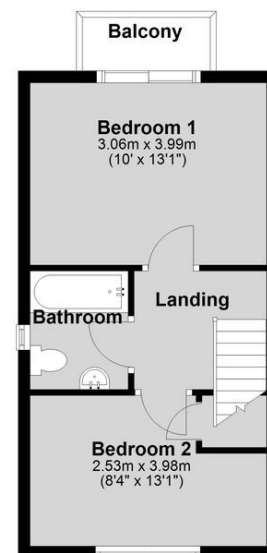
Ground Floor

Approx. 52.8 sq. metres (568.8 sq. feet)



First Floor

Approx. 31.0 sq. metres (333.6 sq. feet)



Total area: approx. 83.8 sq. metres (902.5 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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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