



Park Lane
Lincoln

MOUNT & MINSTER

Park Lane

Lincoln

- Located In The Burton Waters Development
- Recently Refurbished Throughout
- Two Double Bedrooms
- Great Location
- Marina Views
- Car Parking Available
- Mooring Opportunity

INTRODUCTION

A great opportunity to rent a two bedroom house in the very desirable Burton Waters development. The property has been refurbished throughout and the modern accommodation comprises: Entrance Hall, Kitchen, Lounge, Downstairs WC, Two Double Bedrooms and a Bathroom. There is also a rear garden which overlooks the marina.

LOCATION

Park Lane is situated within Burton Waters and is accessed through a secure gated system and is approximately two miles from the historic city of Lincoln and three miles from the village of Saxilby. Nearby amenities include a gym, local pub, and shops. The city of Lincoln is one of England's most historic cities, with the impressive Norman castle and one of the finest medieval cathedrals in Europe. The city also benefits from two well-regarded universities, a fantastic entertainment district and a wealth of bars and restaurants. The A15 and the A46 roads provide direct access to the north and south of the county. There are also direct trains to London and Edinburgh from Newark Northgate, within easy reach of Lincoln.

ACCOMMODATION





Entrance Hall

Downstairs WC

Kitchen

1.96m x 2.89m (6'5" x 9'5")

Oven, hob and extractor hood over, dishwasher, space and plumbing for washing machine.

Lounge

3.98m x 4.73m (13'0" x 15'6")

First Floor Landing

Bedroom One

3.3m x 3.02m (10'9" x 9'10")

Built in Wardrobe

Bathroom

Bedroom Two

3.3m x 3m (10'9" x 9'10")

OUTSIDE

The property benefits from a balcony and rear garden which has stunning views and overlooks Burton Waters Marina. To the front of the house is a parking space for one car. If you wish to moor a boat, there will be a separate fee chargeable.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: C

COUNCIL TAX BAND

Council Tax Band: C

VIEWINGS

By prior arrangement with the Sole Agents (01522 716204).

PARTICULARS

Drafted following clients' instructions of September 2023.

ADDITIONAL INFORMATION

For further details, please contact Megan Boulter at Mount & Minster:

T: 01522 716204

E: megan@mountandminster.co.uk





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	