



Park Lane
Burton Waters

MOUNT & MINSTER

INTRODUCTION

Two bedroomed house situated in the sought after Burton Waters Marine Development, accommodation briefly comprises of Entrance hall, downstairs WC, open plan kitchen/living room. To the first floor there are two double bedrooms, en suite bathroom and shower room. Outside there is a utility room, garage and off road parking. The property further benefits from a rear enclosed southerly facing garden.

LOCATION

Park Lane is situated within Burton Waters, 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

uPVC double glazed window and door to side elevation, tiled flooring, ceiling lights, stairs rising to first floor landing.

WC

uPVC double glazed window to side elevation, tiled flooring, ceiling light, tiled splashbacks, two piece white suite comprising low level WC, pedestal wash hand basin, heated towel rail.

Open plan kitchen/lounge

uPVC double glazed window to front elevation, uPVC French doors to rear providing access to the garden. two radiators, tiled flooring, understairs storage cupboard. Feature fireplace with electric fire with wooden mantel and surround. The kitchen comprises of a range of fitted wall and base units, integrated NEFF oven, hob and extractor over, integrated fridge freezer, space and plumbing for dishwasher, tiled splashbacks, ceiling light.

First floor landing

Wooden flooring, providing access to bedrooms.

Bedroom one

Wooden laminate flooring, radiator, ceiling light, uPVC patio doors provide access onto the balcony which overlooks the rear garden.

En suite shower room

Lino flooring, tiled splashbacks, extractor, ceiling light, three piece suite comprising corner shower with mains shower over, wash hand basin, low level WC, heated towel rail.

Bedroom two

Wooden laminate flooring, Two uPVC double glazed window to front elevation, radiator, built in storage cupboard, ceiling light.

En suite bathroom

Lino flooring, tiled splashbacks, three piece suite comprising P shaped bath with shower over, corner wash hand basin, low level WC, heated towel rail, extractor, ceiling light.

OUTSIDE

To the front the property is approached via a driveway which provides off road parking and leads to the single attached garage which also benefits from an external utility room which has space and plumbing for a washing machine and also houses the boiler.

Garage 14'9 x 9'
Utility Room 9' x 4'

To the rear there is an enclosed patio garden with decorative low maintenance graveled areas. The garden looks out onto open views of the Fossdyke canal beyond.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: C

COUNCIL TAX BAND

Council Tax Band: C
West Lindsey District Council

VIEWINGS

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

PARTICULARS

Drafted following clients' instruction of January 2024.



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