



- Luxury Lodge
- Ex Show Home
- 2 Double Bedrooms
- En-Suite & Bathroom

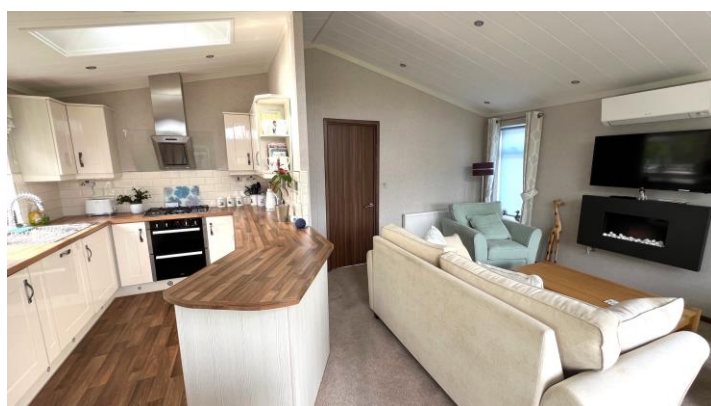
- Open Plan Living & Kitchen Area
- GCH & Air Conditioning
- Over 45's Development
- Driveway For 2 Cars

Woodcock Lane, Burton Waters, LN1 2BE,
£200,000





Situated on the Burton Water Lodges development. Starkey&Brown are delighted to offer for sale this luxury ex showhome lodge. Benefitting from 2 double bedrooms, master bedroom having access to en-suite and 2 built-in wardrobes. Main living accommodation has an open plan lounge dining room and kitchen. Kitchen has a full range of built-in appliances including dishwasher, washer dryer, fridge freezer, 5 ring gas hob, oven, grill and extractor hood. There is also a separate bathroom. The property also benefits from having gas central heating system and uPVC double glazed windows. The current vendors has also upgraded the lounge and main bedroom by having air conditioning units installed. Outside the property has a driveway for 2 cars and a rear garden. There is currently a maintenance charge of £190 per calendar month for this development which includes the upkeep of the communal areas and grass cutting services to your rear garden. The access to the development is via an electric security gate and please note this is an over 45's development. Council tax band: A. Leasehold.



Double glazed front door into:

Hallway

Having built-in cloaks cupboard.

Open Plan Lounge, Dining & Kitchen Area

18' 10" max x 17' 7" max (5.74m x 5.36m)

There are uPVC windows, 2 sets of uPVC French doors leading onto sun terrace, 2 double radiators and recess spotlights into ceiling, air conditioning unit. Kitchen Area Having rolled edge worktop surfaces incorporating cupboards and drawers, a range of built-in appliances including fridge, freezer, washer dryer, dishwasher, 5 ring gas hob, oven, grill and extractor hood. There is also a concealed Potterton central heating boiler.

Bedroom 1

13' 3" x 11' 0" min (4.04m x 3.35m)

Having uPVC window, radiator, air conditioning unit, recess spotlights to ceiling and 2 sets of fitted wardrobes both with sliding doors. Door through to:

En-Suite

7' 7" x 5' 7" (2.31m x 1.70m)

Having a 3 piece suite comprising of corner shower cubicle with multi-jet showers jets, vanity unit incorporating wash hand basin, low level flush WC and a stainless steel heated towel rail.

Bedroom 2

10' 1" x 9' 1" (3.07m x 2.77m)

Having a single radiator, built-in wardrobe with sliding doors and a uPVC window to side aspect.

Bathroom

Having a 3 piece suite comprising of panelled bath with mains fed shower over, recess spotlights to ceiling, vanity sink unit, low level flush WC, uPVC window and heated towel rail.

Outside

There is a driveway with off street parking for 2 cars. In front of the property there is also a large storage shed. To the rear of the property is mainly laid to lawn.

Agents Note

The property is a leasehold property. We are advised that the lease was 99 years from 2015. Site fees and maintenance charge is currently £190 per calendar month.

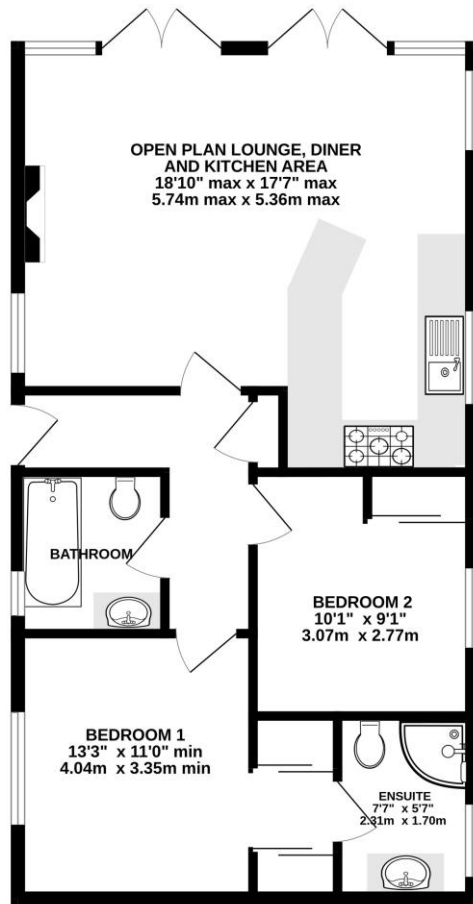
Agents Note 1

Starkey&Brown has not inspected the lease. Any interested parties should satisfy themselves as to this before proceeding.





GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA: 660 sq.ft. (61.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



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