



**Burton Water Lodges Woodcock Lane, Lincoln LN1 2BE**

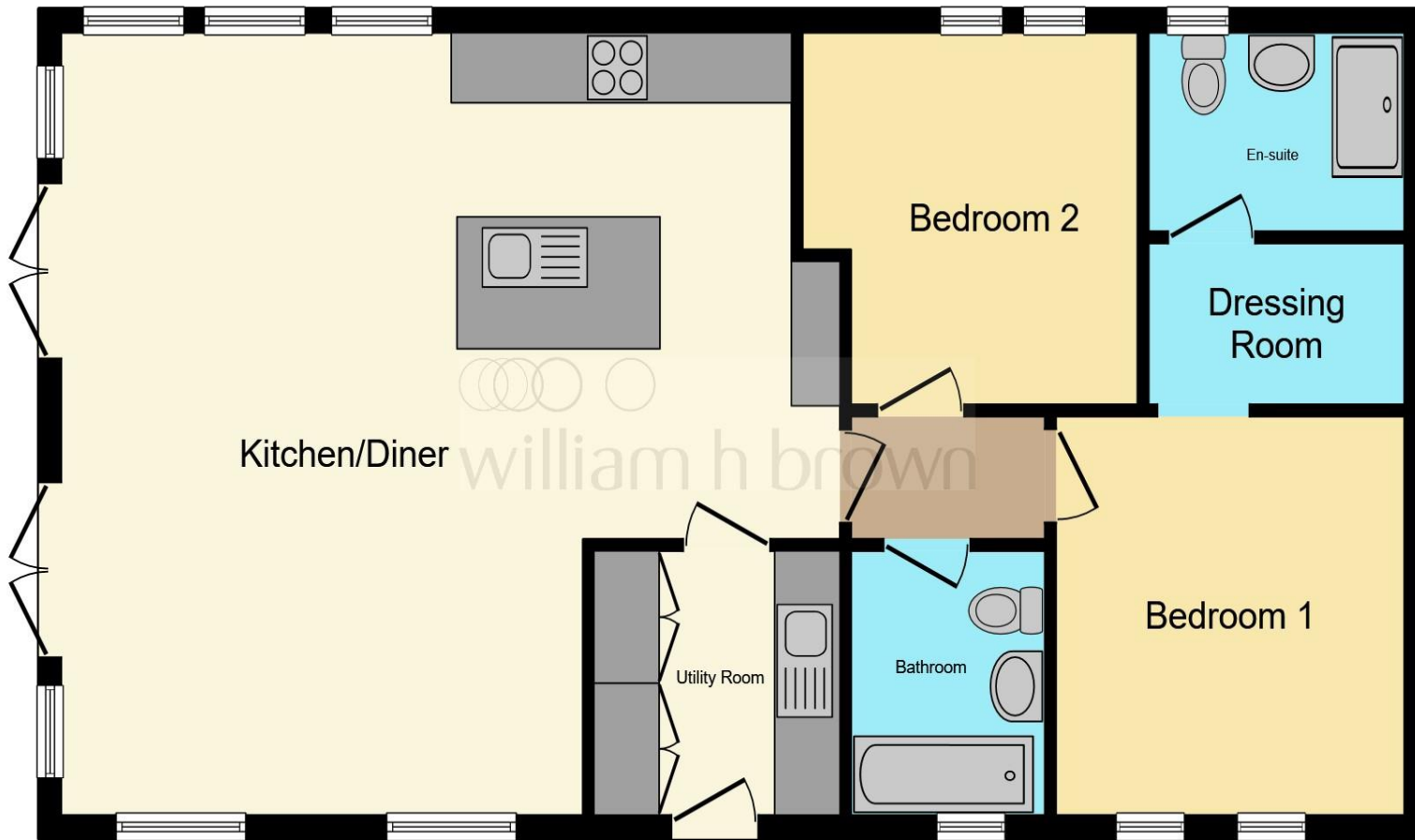


**welcome to**

**Burton Water Lodges Woodcock Lane, Lincoln**

Situated within the highly sought after secure gated community of Burton Waters is this beautifully presented and spacious two bedroom lodge. Enjoying local access to various amenities, ample off road parking, stunning views and double bedrooms with en suite to the master.





**Kitchen / Diner / Living Space**

21' 3" x 21' 5" max ( 6.48m x 6.53m max )

**Utility Room**

7' 8" x 7' 10" ( 2.34m x 2.39m )

**Inner Hall**

**Bedroom One**

13' 1" x 10' 8" ( 3.99m x 3.25m )

**En Suite**

**Dressing Area**

4' 6" x 7' 8" ( 1.37m x 2.34m )

**Bedroom Two**

10' 4" x 11' 9" max into recess ( 3.15m x 3.58m max into recess )

**Bathroom**

**Outside**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Burton Water Lodges Woodcock Lane, Lincoln

- BEAUTIFULLY PRESENTED TWO BEDROOM LODGE WITH OPEN PLAN LIVING
- HIGHLY SOUGHT AFTER LOCATION WITH AMENITIES NEARBY
- EN SUITE & DRESSING AREA TO MASTER BEDROOM
- SPACIOUS DECKING AREA WITH STUNNING VIEWS
- PERSONAL FISHING POD

Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/LCR119119](https://www.williamhbrown.co.uk/Property/LCR119119)



Property Ref:  
LCR119119 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01522 534 771**



[Lincoln@williamhbrown.co.uk](mailto:Lincoln@williamhbrown.co.uk)



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)