



**Park Lane, Burton Waters Lincoln LN1 2WP**





**welcome to**

**Park Lane, Burton Waters Lincoln**

This spacious and well presented town house is situated within the sought after gated community of Burton Waters. Boasting three/four generous bedrooms, ample off road parking, integral garage, enclosed rear garden with a private mooring and local access to a range of amenities.



**Entrance Hall**

With vinyl flooring, stairs rising to first floor, understairs storage and radiator.

**Downstairs Wc**

With wc, wash hand basin and radiator.

**Study / Bedroom Four**

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

With double glazed double doors opening to the rear garden.

**Utility Room**

7' 11" x 6' 3" ( 2.41m x 1.91m )

With door opening to the rear, work surfaces, stainless steel sink and drainer, space for washing machine, space for dryer and radiator.

**First Floor Landing**

With stairs rising to second floor.

**Lounge**

17' 1" x 11' 11" ( 5.21m x 3.63m )

With double glazed double doors opening to rear balcony, double glazed window to the rear, carpet flooring and radiator.

**Kitchen / Diner**

10' 5" x 18' 8" ( 3.17m x 5.69m )

With double glazed window to the front, a modern fitted kitchen in a range of high gloss wall and base units with work surfaces, five burner gas hob with cooker hood fitted over, integral oven and microwave, space for fridge freezer, space for dishwasher, tiling to the floor and part tiling to the walls.

**First Floor Wc**

With obscured double glazed window to the front, wc, wash hand basin, heated towel rail and part tiling to the walls.

**Second Floor Landing**

With airing cupboard, carpet flooring and radiator.

**Bedroom One**

11' 10" x 15' ( 3.61m x 4.57m )

With double glazed window to the rear, double glazed double doors opening to Juliet balcony and fitted wardrobes.

**En Suite**

With shower, wc, wash hand basin, heated towel rail, vinyl flooring and part tiling to the walls.

**Bedroom Two**

10' 6" x 11' 8" ( 3.20m x 3.56m )

With double glazed window to the front, carpet flooring and radiator.

**Bedroom Three**

7' 8" x 8' 1" ( 2.34m x 2.46m )

With double glazed window to the front, carpet flooring and radiator.

**Family Bathroom**

With shower, bath, wc, wash hand basin, vinyl flooring and part tiling to the walls.

**Outside**

Property benefits from a driveway to the front providing off road parking for multiple vehicles and access to the integral garage. To the rear is a well presented and enclosed garden, mainly laid to lawn with a patio area and stunning views of the waterside, with the further benefit of access to a private mooring.



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welcome to

## Park Lane, Burton Waters Lincoln

- SPACIOUS & WELL PRESENTED TOWN HOUSE
- INTEGRAL GARAGE & DRIVEWAY PARKING
- THREE/FOUR GENEROUS BEDROOMS
- EN SUITE, FAMILY BATHROOM & TWO WCs
- STUNNING WATERSIDE VIEWS

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LCR121576 - 0002

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