



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

**welcome to**

## **Park Lane, Burton Waters Lincoln**

- SPACIOUS SEMI-DETACHED HOME
- FRONT & REAR GARDENS
- AMPLE OFF ROAD PARKING & DETACHED GARAGE
- THREE DOUBLE BEDROOMS
- MASTER BEDROOM WITH EN SUITE & BALCONY

Tenure: Leasehold EPC Rating: C

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.

**£290,000**

### **Entrance Hall**

With double glazed front door and double glazed window to the front, stairs rising to first floor, understairs cupboard and radiator.

### **Cloakroom Wc**

With obscured double glazed window to the front, wc, wash hand basin, radiator, coving to the ceiling and tiling to the walls.

### **Lounge**

15' 10" max x 13' 6" max ( 4.83m max x 4.11m max )  
With double glazed double doors opening to the rear garden, feature fireplace with gas inset fire, marble hearth and surround, mantle and laminate flooring.

### **Dining Room**

9' 1" x 10' ( 2.77m x 3.05m )  
With double glazed double doors opening to the rear garden, coving to the ceiling, laminate flooring and radiator.

### **Kitchen**

13' 7" max x 11' 8" max ( 4.14m max x 3.56m max )  
With two double glazed windows to the front and double glazed door to the side, a modern fitted kitchen in a range of wall and base units with work surfaces, stainless steel sink and drainer, stainless steel hob with cooker hood fitted over, stainless steel double oven, space for dishwasher, space for washing machine, breakfast bar, radiator, coving to the ceiling and tiling to the walls.

### **First Floor Landing**

With coving to the ceiling and radiator.

### **Bedroom One**

13' 5" x 10' 6" ( 4.09m x 3.20m )  
With double glazed sliding door opening to balcony, built in wardrobe, radiator and coving to the ceiling.

### **Balcony**

With seating area overlooking woodlands.

### **En Suite**

With obscured double glazed window to the side, shower cubicle, wc, wash hand basin, shaver point and light, radiator and coving to the ceiling.

### **Bedroom Two**

13' 6" max x 9' 11" max ( 4.11m max x 3.02m max )  
With double glazed window to the front, coving to the ceiling and radiator.

### **Bedroom Three**

10' 5" max x 8' 2" max ( 3.17m max x 2.49m max )  
With double glazed window to the front, radiator, coving to the ceiling and loft access point.

### **Bathroom**

With obscured double glazed window to the rear, bath with mixer tap, wc, wash hand basin, shaver point, extractor fan, heated towel rail, tiling to the walls and built in airing cupboard housing hot water cylinder.



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**Property Ref:**

LCR121222 - 0003

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