



6 Marine Approach
Burton Waters, Lincoln. LN1 2WW

BELL



6 Marine Approach

Burton Waters

This is a three bedroom town house situated on Burton Waters marina, offering generous living space, with easy access to the city and ring road network.

The property offers the following accommodation: entrance hall, cloakroom, living/dining room (having double patio doors to garden), kitchen, cloakroom to the ground floor; master bedroom suite (with patio door to balcony), en-suite shower room, two further bedrooms and family bathroom.

Further benefits include mooring rights, uPVC double glazed windows and doors throughout, gardens to the front and rear plus garage and off road parking for multiple vehicles.

ACCOMMODATION

Hallway with uPVC obscure double glazed front entrance door, spindle and balustrade carpeted staircase to first floor, built in under stairs storage space, wood effect flooring, radiator, ceiling light. Doors to:

Cloakroom with uPVC obscure double glazed window to front aspect; low level WC and pedestal wash hand basin. Wood effect flooring, tiled walls, radiator and ceiling light.

Kitchen having uPVC double glazed windows to front aspect; a good range of storage units to base and wall levels, 1 1/2 bowl sink and drainer inset to roll edge worktop, space and connections for under counter fridge, dishwasher, built in freezer, washing machine and dryer, Beko oven and grill, four ring hob beneath extractor canopy. Tiled floor, tiles to walls, radiator and power points. Door through to garage.





Living / Dining Room having two pairs of uPVC double glazed French doors to rear garden; fireplace with electric fire inset, carpeted floor, radiator, TV point, ceiling lights and power points.

First Floor

Landing with carpeted floor, radiator, ceiling light and power points. Doors to first floor accommodation.

Bathroom with uPVC obscure double glazed window to rear aspect; panel bath with shower over, tiled surround, pedestal wash hand basin and low level WC. Carpeted floor, ceiling spotlight fitting, wall mounted heated towel rail and built in storage space.

Bedroom having uPVC double glazed sliding door to rear, accessing balcony seating area with view across the marina; carpeted floor, built in storage space, radiator, TV point and power points. Door to:

En-suite Shower Room with uPVC obscure double glazed window to side aspect; shower cubicle with tiled surround, pedestal wash hand basin and low level WC. Carpeted floor, tiles to walls, radiator and ceiling spotlights.

Bedroom with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom with uPVC double glazed window to front aspect; carpeted floor, radiator, loft access hatch, ceiling light and power points.





OUTSIDE

The property is approached via a driveway with ample parking for multiple vehicles and access to the **Single Garage** with up and over door, light and multiple power points, uPVC obscure double glazed window and door to rear.

The front and rear gardens are laid to lawn with established plant beds, the rear sloping down towards the marina. With a timber jetty, the property enjoys use of X. As well as the first floor balcony, the property enjoys a vantage point over the water from the rear patio and gravelled seating areas.

West Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: C

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office...

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Approximate Gross Internal Area
 Ground Floor = 69.2 sq m / 745 sq ft
 First Floor = 49.2 sq m / 529 sq ft
 Total = 118.4 sq m / 1274 sq ft
 (Including Garage)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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