



Marine Walk, Burton Waters, Lincoln

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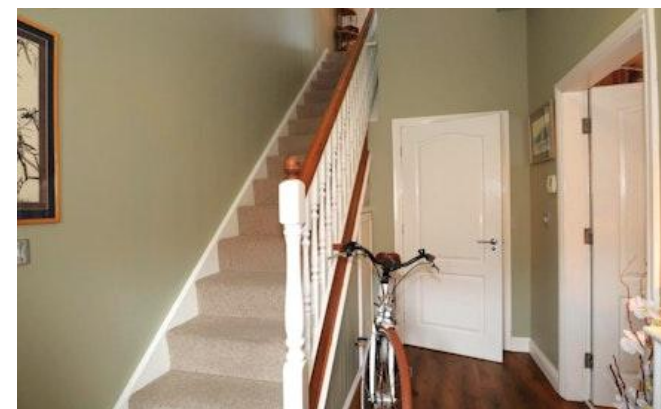
Leasehold

£325,000

4 3 1

Key Features

- Stylish & Well-Presented Townhouse
- Exclusive Gated Marina Development with Amenities
- Four Bedrooms
- Extended Ensuite, Bathroom & Shower Room
- L-Shaped Lounge Diner
- Kitchen with Integrated Appliances
- Two Allocated Parking Spaces
- EPC rating C





Stylish TOWN HOUSE situated in the desirable Marina Development of Burton Waters which offers good amenities all within easy walking distance and adjacent to the development is the David Lloyd Health Club.

The accommodation which has been improved by the current owner is set over three floors and boasts impressive views of the Marina and beyond. On the ground floor, the Entrance Hall, Bedroom and Utility/Shower Room. To the first floor there is the Kitchen, Cloak Room and Lounge Diner with access to the garden terrace. On the second floor the main Bedroom with extended Ensuite and Balcony, Two further Bedrooms and Family Bathroom. The property further benefits from two allocated parking spaces.



Entrance Hall

Door to front aspect, radiator, laminate flooring, coving to ceiling, stairs to first floor and understairs storage.

Bedroom Four

17'0" x 9'10" (5.2m x 3m)

Window to front aspect, radiator and laminate flooring.

Utility/Shower Room

7'5" x 5'8" (2.3m x 1.7m)

Fitted with a low level wc, wash hand basin with vanity unit and shower cubicle. Space and plumbing for washing machine and tumble dryer. Laminate flooring, extractor fan, part tiled walls and chrome heated towel rail.



First Floor Landing

Window to side aspect, radiator and stairs to second floor.

Lounge & Dining Area

21'0" x 17'7" (6.4m x 5.4m)

Two sets of french doors to the garden terrace, coving to ceiling, wall mounted electric fire, laminate flooring and radiator. Opening into the Kitchen.

Kitchen

10'4" x 9'8" (3.1m x 2.9m)

Window to front aspect. Fitted with a range of wall and base units with work surface and one and a half bowl drainer sink unit over. Integrated appliances include oven, four plate hob, extractor hood, dishwasher and fridge freezer. Part tiled walls.

WC

Window to front aspect. Fitted with a low level wc, wash hand basin with vanity unit and chrome heated towel rail.

Second Floor Landing

Loft access and radiator.

Bedroom One

17'7" x 9'6" (5.4m x 2.9m)

Sliding doors to the balcony, laminate flooring and radiator.

Ensuite

Extended and fitted with a low level wc, wash hand basin with vanity unit and double shower cubicle with rainfall shower head. Part tiled walls, chrome heated towel rail and extractor fan.

Bedroom Two

9'8" x 8'9" (2.9m x 2.7m)

Juliette balcony to front aspect, laminate flooring and radiator.

Bedroom Three

8'8" x 7'9" (2.6m x 2.4m)

Window to front aspect, radiator and laminate flooring.

Bathroom

10'4" x 6'3" (3.1m x 1.9m)

Fitted with a low level wc, wash hand basin with vanity unit and panelled bath with mains shower appliance and glazed shower screen. Part tiled walls, chrome heated towel rail and extractor fan.

Garden Terrace

17'7" x 15'10" (5.4m x 4.8m)

Accessed on the first floor through the lounge area. Power and lighting and outside tap.

Outside

The property benefits from two allocated off road parking spaces.

Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Sellers note

We are currently instructed via the seller the annual management charge is approx. £1,727.67 and £728.09 for the building management/insurance. **No Mooring charge.**



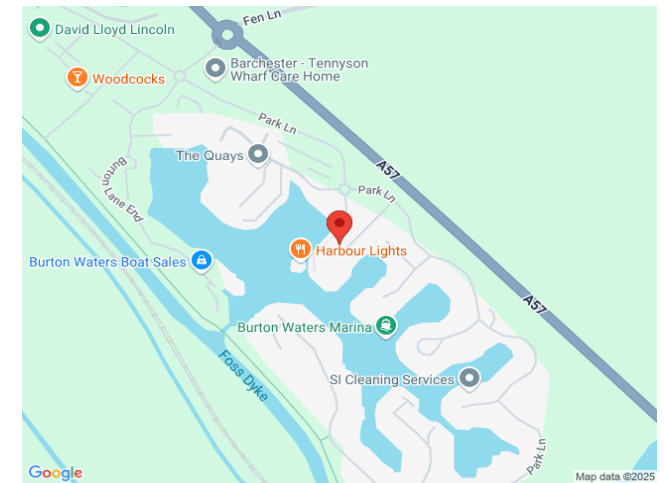


Floorplan



MARINE WALK, BURTON WATERS, LINCOLN, LN1 2TS

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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