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26 Burton Waters Lodges, Woodcock Lane, Burton Waters LN1 2BE



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£175,000



Secure 2-bedroom lodge in Burton Waters, age 45+ community, open-plan living, private garden, and LPG heating, offering practical, elegant living. \*CLICK ON OUR INTERACTIVE VIRTUAL 360 TOUR\*

### Key Features

- Secure 2-bedroom lodge in Burton Waters
- Tenure : Leasehold
- Age 45+ community
- EPC Rating : TBC
- Open-plan living for modern convenience
- Council Tax Band : A
- Tenure: Leasehold





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Discover the epitome of secure, age-exclusive living in this 2-bedroom lodge nestled in Burton Waters, off Woodcock Lane. The lodge features an open-plan living space, seamlessly merging the kitchen and living area with abundant natural light. Two comfortable bedrooms ensure a restful retreat, while a well-appointed bathroom and separate WC add convenience to daily life. Outside, a private garden, driveway, and extra storage space offer practicality. Available exclusively to buyers aged 45 and over, this property boasts LPG gas central heating and operates on a leasehold basis, promising a hassle-free living experience. Step into the tranquil Burton Waters community, where security, elegance, and community converge to create your ideal retreat. Contact us today to make it yours.

### Agent Notes

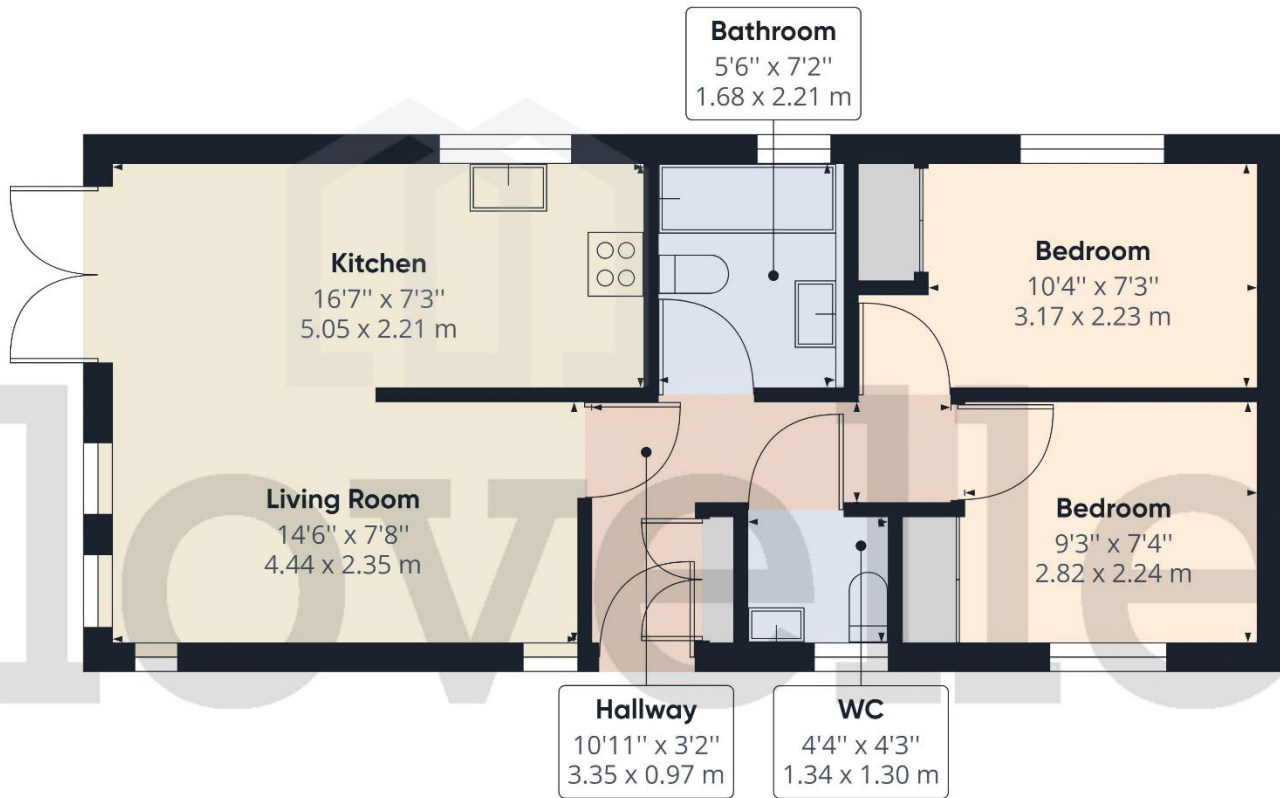
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**Approximate total area<sup>(1)</sup>**  
525.30 ft<sup>2</sup>  
48.80 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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