





Welcome To Your New Home

The electric gates open smoothly to allow access to the private paved courtyard in this highly exclusive development, the country's most prestigious purpose-built inland marina.

Park your car, and enter Number One Ellison's Quay. A former show-home, this modest 3-bedroom property has some serious wow factor. Located at the edge of this phase of the development, there is a secure entry gate giving direct access to the shops.





Ellison's Quay sits waterside, with the garden stretching to the marina pool and your own private jetty to moor up your boat. These properties are fully protected from flooding as the water levels and flow are controlled by a modern lock system, so you can enjoy living on the water without any apprehension of flooding risks.

The patio area is the most spectacular place to enjoy your morning coffee and watch the comings and goings on the water and the magical wildlife that comes with it.

Open Plan Living

Gently push open the front door to reveal a hallway with a handy storage cupboard and a useful guest cloakroom. With the entrance to the living room left slightly ajar, you can just sneak a peek at this home's secret; the stunning views of the inland marina

Many people dream of living close to water, and this home fulfils that dream entirely. The living space is open plan so that you can always see the marina, whether you're relaxing on the sofa or preparing dinner in the kitchen.

It creates a calming, peaceful atmosphere that can enrich anyone's life. A wonderfully bright room, bathed in natural light as the sun's rays stream through the patio doors. Pop your head through to uncover the truly fabulous view.





The navy and cream kitchen units sit in a horseshoe shape, giving plenty of work surface to either side, and all of the cabinet storage and appliances you need. A washing machine, dishwasher, fridge, freezer, oven hob and extractor are all within this practical layout.



Continue Upstairs

Ascending the stairs, the same glorious view will distract you, drawing you into the master bedroom. You'll simply not be able to resist walking into this room.

Sliding doors open up to a balcony that overlooks the water - what could be better than waking up to that view?

Sunday morning lie-ins with the curtains open, taking in this idyllic viewpoint from the comfort of your bed. There are built-in wardrobes and an en suite shower room to complete the master bedroom.



The family bathroom has a simple white suite with a bath and a separate shower cubicle. Then there are two further bedrooms with windows that look out into the secure courtyard at the front of the property.



Burton Waters, with mooring for over 200 boats, is nestled in beautiful, unspoilt Lincolnshire countryside. The Fosdyke, believed to be England's oldest canal, was built by the Romans in AD120 and connects the River Trent and River Witham.

Filled with independent businesses, coffee shops and outstanding restaurant and eating facilities, Burton Waters has everything that you could need right on your doorstep.

David Lloyd Leisure Centre provides a top-of-the-range spa, gym and fitness facilities, swimming pool and tennis courts. A great place to relax in the spa, keep fit in the gym or catch up with friends in the coffee bar. There is a kids club and a crèche to look after the little ones while you train.

The complex has become home to many small businesses taking full advantage of the prestigious development - who wouldn't want to go to work each day on the marina, enjoying your lunch as you look over the water?

A wonderful property to lock up and leave, whether you work away or wanted a holiday home.

Security is second to none and the grounds are fully maintained so everything will be safe and looked after until you return.



Approximate gross internal area = 109.0 sq m \ 1173 sq ft. Illustration for identification purposes only. Measurements are approximate. Not to scale.



Presented By

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