



- NO ONWARD CHAIN!
- 2 Double Bedrooms
- Balcony with Marina View
- High Specification Garage Refurb
- 15ft4 Lounge/Diner
- Landscaped Garden
- Gated Development with Security
- Mooring Included

Park Lane, Burton Waters, LN1 2WP
£240,000





Starkey&Brown are delighted to represent this modern waterside residence situated in the popular Burton Waters Marina being part of a gated development with the additional benefit of a security team the property is ideal for those looking for privacy and home comforts. The property has been immaculately presented throughout and comes in a turn key condition. The accommodation stretches over 2 floors, the ground floor occupying a 15ft4 lounge/diner and also a kitchen with a range of fitted units including Neff oven with four ring gas hob. The ground floor is completed with a downstairs WC, welcoming entrance hall with an oak and glass staircase rising to the first floor. The first floor boasts two double bedrooms and the master featuring a glass balcony with views over the Marina. Both bedrooms benefit from a three piece first floor bathroom suite. Most impressively the property comes with a newly refurbished garage measuring 9ft1 by 18ft4 and comes with an electric roller shutter door, a fully fitted loft for extra storage as well as boasting hot and cold water taps and further internal fixtures available upon additional negotiations. Outside to the rear is a landscaped garden which allows you to enjoy the Marina views throughout the year. Most importantly having a mooring and views across the water. The property is completed with driveway parking and a small front seating arrangement. The property also comes with gas central heating and uPVC double glazing throughout. The current owner has carried out necessary maintenance in the most recent years with the property having undergone a programme of decoration, landscaping and new carpets. Burton Waters is well known for its Marina lifestyle with a range of independent stalls, cafes, restaurants and quick access to David Lloyds wellness club which features heated pools, racket courts, gyms and more, as well as Burton waters having a regular bus service to and from Lincoln City Centre which is a short 10 minute drive. For further details and viewing arrangements please contact Starkey&Brown today! Leasehold. Council tax band B.



Entrance Hallway

Having front door entry to the side aspect with uPVC window, wood affect laminate flooring, single radiator, access to downstairs WC and further living accommodation whilst also having an oak and glass staircase rising to the first floor.

Downstairs WC

6' 8" x 3' 7" (2.03m x 1.09m)

Having a low level WC, hand wash basin unit, uPVC double glazed obscured window to the side aspect, tile surround, heated hand towel rail and wall mounted consumer unit.

Kitchen

6' 2" x 9' 8" (1.88m x 2.94m)

Having a range of eye and base level units with counter worktops, integrated appliances such as Neff oven with four ring gas hob over as well as extractor hood, integrated dishwasher, fridge and separate freezer, coved ceiling, one and a half sink and drainer unit, uPVC double glazed window to the front aspect.

Lounge/Diner

12' 11" x 15' 4" (3.93m x 4.67m)

Having wood affect laminate flooring, single radiator, understairs storage cupboard, French doors leading onto the rear garden and a recently re-skimmed internal wall.

First Floor Landing

Having loft access (loft being professionally fitted with flooring, lighting, shelving and pull down ladder).

Master bedroom

12' 11" x 10' 0" (3.93m x 3.05m)

Having coved ceiling, single radiator, uPVC sliding door leading onto balcony and wardrobes to remain in the property.

Balcony

Having a glass panel railing with views over the marina.

Bedroom 2

12' 10" x 8' 3" (3.91m x 2.51m)

Having 2 uPVC double glazed windows to the front aspect, single radiator and storage cupboard with shelving.

Bathroom

6' 0" x 6' 5" (1.83m x 1.95m)

Having three piece suite comprising of panel bath with showerhead over, low level WC, pedestal handwash basin unit, tiled floor and surround, heated towel rail and extractor.

Outside Rear

To the rear of the property is a landscaped tiered garden with patio seating area and pathway leading onto mooring. Mooring is included in the sale of the property and comes with a charge of £1740 due in January 2026.

Garage

9' 1" x 18' 4" (2.77m x 5.58m)

Having been refurbished to a high standard with electric roller shutter door, uPVC double glazed window, personnel access, hot and cold water source, power and lighting as well as loft access and the loft being professionally fitted with boarding, lighting, shelving and pull down ladder. Further negotiations for internal fixtures and fittings can be negotiated at offer stage.

Outside Front

To the front of the property is driveway parking, pathway leading to front door, open courtyard arrangement and patio set up.

Agents Note 1

No service Charges to pay until January 2026. The property comes with service charges with Burton&Co property management a charge of £1728 per annum due January 2026, in addition there is a Burton Waters mooring charge of £1740 due in January 2026. Combined the total of charges for the site and property are £3468 per annum.

Agents Note 2

The property is a leasehold and comes with a 979 year lease.

Agents Note 3

The property comes with fitted blinds to remain with the sale of the property and also includes bedroom wardrobes.

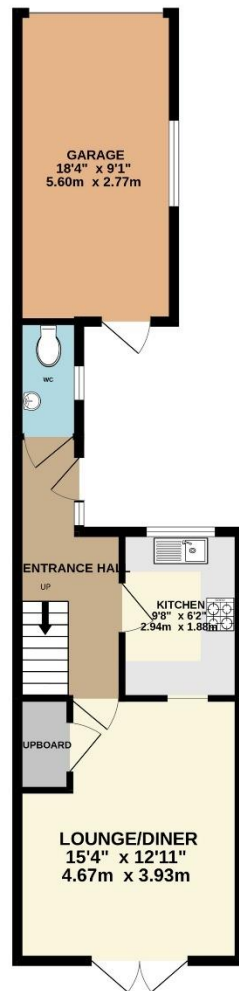




GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
318 sq.ft. (29.6 sq.m.) approx.



In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE