Park Lane,Burton Waters Lincoln LN1 2WP

william
h brown

welcome to

Park Lane, Burton Waters Lincoln

A well-presented three bedroom semi-detached home in the prestigious Burton Waters development, offered with no onward chain, driveway, garage and waterside views.

Located on the ever popular Park Lane within Burton Waters, a premium waterside development renowned for its exclusive setting and excellent access to Lincoln, this well-presented three bedroom semi-detached home is offered to the market with no onward chain.

The accommodation briefly comprises an entrance hall, fitted kitchen, spacious lounge, and cloakroom wc to the ground floor. To the first floor are three well-proportioned bedrooms, including a principal bedroom with en suite shower room, together with a modern family bathroom.

Externally, the property benefits from off road parking, a garage, and a well-maintained rear garden enjoying delightful waterside views, creating an ideal space for relaxation and outdoor entertaining.

An excellent opportunity to acquire a home within one of Lincoln's most desirable residential locations.

AGENT'S NOTE - Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

L Shaped Lounge

Kitchen

Cloakroom Wc

First Floor Landing

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Bathroom

Outside

Integral Garage

view this property online williamhbrown.co.uk/Property/LCR124441

welcome to

Park Lane, Burton Waters Lincoln

- BEING OFFERED WITH NO ONWARD CHAIN
- POSITIONED ON THE POPULAR PARK LANE
- WELL PRESENTED THROUGHOUT
- THREE GOOD-SIZED BEDROOMS, ONE WITH EN-SUITE
- DRIVEWAY AND GARAGE

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 1789.28
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£270,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR124441

The Property Ombudsman

Property Ref:
LCR124441 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01522 534 771

Lincoln@williamhbrown.co.uk

35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.