

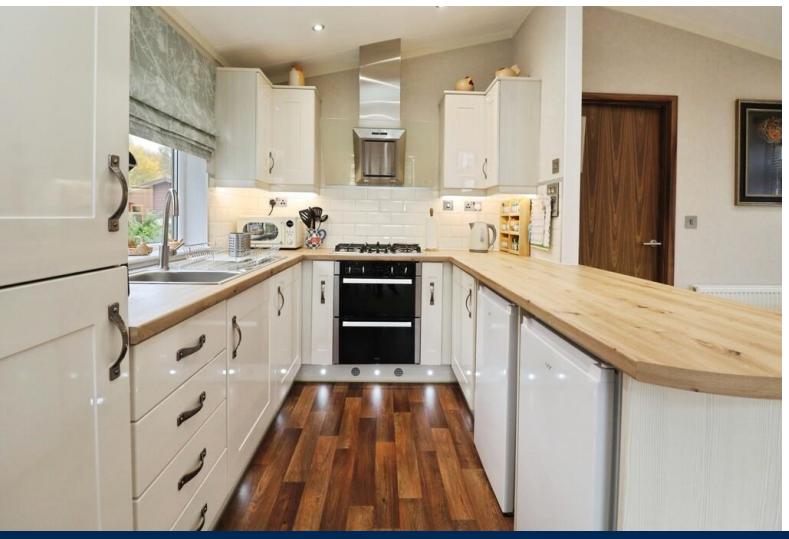
26 Burton Waters Lodges, Woodcock Lane

Lincoln, LN1 2BE

Book a Viewing!

£169,950

An immaculate premium two bedroom lodge situated within the popular and secure gated development of Burton Waters. Maintained to an excellent standard throughout, the property offers well appointed accommodation comprising an Entrance Hall, spacious open plan Living Kitchen Diner with doors leading out to a raised decked area, WC/Utility, two good sized Bedrooms with fitted wardrobes and a luxury Family Bathroom. Outside, the property enjoys a gravelled driveway providing off street parking for multiple vehicles, together with a lawned garden featuring mature shrubs, trees and flowerbeds. An elevated decked seating area provides the perfect space for outdoor relaxation and direct access into the lodge. Early viewing is highly recommended to appreciate the quality, presentation and setting of this delightful home.





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LOCATION
Burton Waters is an exclusive and highly sought-after marina development situated on the western outskirts of the Cathedral and University City of Lincoln. Centred around a picturesque marina, the development offers a unique waterside lifestyle, with a selection of leisure and dining facilities, attractive waterfront surroundings and a distinctive nautical atmosphere. Ideally positioned for those seeking a peaceful setting whilst remaining within easy reach of the city, Burton Waters benefits from convenient access to Lincoln's extensive shopping, restaurants and historic attractions, together with excellent road links via the A46 bypass.

ADDITIONAL INFORMATION Monthly Pitch Fee - £193.20.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

On resale purchasers must be aware that 7.5% commission will apply under the terms of the Mobile Homes Act, payable to the Site Owner by the Vendor. Park Rules and Regulations are available upon request.









ACCOMMODATION

HALL
With spotlights, radiator and double fitted cupboard.

WC/UTILITY
With close coupled WC, space and plumbing for washing machine, wall cupboard, chrome towel radiator, spotlights and double glazed window to the side aspect.

OPEN PLAN LIVING KITCHEN DINER
14' 9" x 14' 0" (4.51m x 4.29m) A fantastic light and airy open plan space, with living/dining areas with double glazed French doors opening onto a raised decked area, five double glazed windows to the side and rear aspects, recently fitted air conditioning unit, spotlights and two radiators. The modern kitchen area is fitted with a range of base and wall units with work surfaces over, stainless steel sink with side drainer and mixer tap over, five ring gas hob with extractor fan over, electric oven and grill, space for fridge and freezer, tiled splashbacks, spotlights, Velux window and double glazed window to the side aspect.

BEDROOM 1
12' 1" x 7' 1" (3.69m x 2.17m) With double glazed window to the side aspect, radiator, spotlights and fitted wardrobe.

BEDROOM 2
9' 0" x 7' 4" (2.75m x 2.24m) With double glazed window to the side aspect, radiator, spotlights and fitted wardrobe.

BATHROOM
5' 3" x 6' 10" (1.62m x 2.10m) Fitted with a three piece suite comprising of panelled bath with shower over, close coupled WC and wash hand basin with vanity cupboard, spotlights, chrome towel radiator, double glazed window to the side aspect, spotlights and partly tiled walls.

OUTSIDE
There is a gravelled driveway to the side of the property proving off road parking. To the rear of the property there is a lawned garden, mature shrubs, trees and flowerbeds and raised UPVC decking with a glass balustrade, which wraps around the property and gives access to the front door and lounge.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Unknown.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker



WEBSITE
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT
We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

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https://www.mundys.net/referrals/

BUYING YOUR HOME
An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

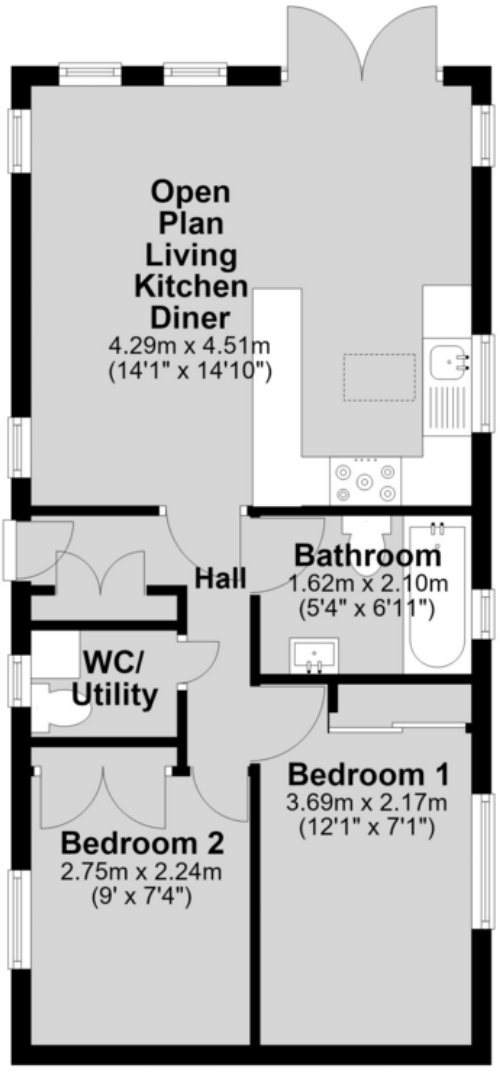
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor

Approx. 44.3 sq. metres (477.0 sq. feet)



Total area: approx. 44.3 sq. metres (477.0 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman