

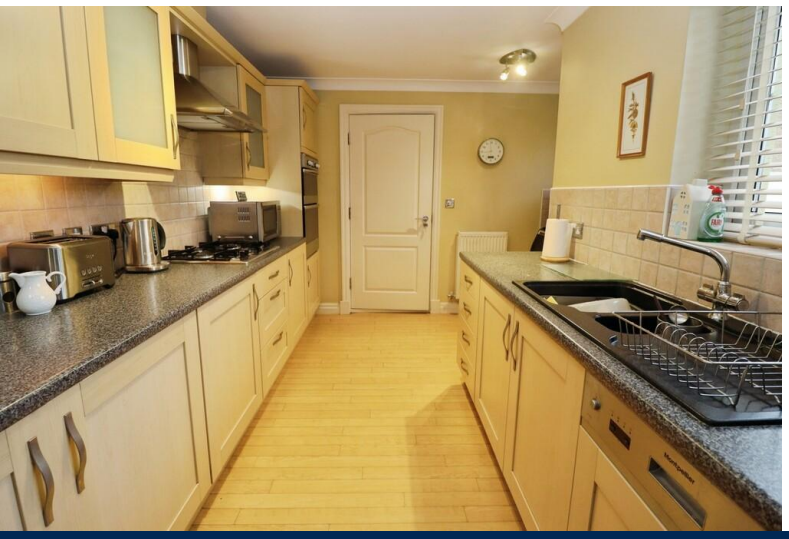
7 Park Lane

Burton Waters, LN1 2UZ

Book a Viewing!

£320,000

Positioned within the highly desirable and securely gated Burton Waters development, this well presented three bedroom link semi-detached property occupies a private plot and offers spacious, well appointed accommodation throughout. The property briefly comprises a welcoming Entrance Hall, Cloakroom/WC, fitted Kitchen with integrated appliances and a generous Lounge Diner with doors opening onto the rear garden. To the first floor, the Landing leads to three well proportioned Bedrooms, including an impressive Principal Bedroom featuring a private balcony overlooking the garden and En-Suite Shower Room, together with a Family Bathroom. Externally, the property benefits from ample driveway parking leading to a Garage, alongside established gardens to both the front and rear. Early viewing is highly recommended to fully appreciate the accommodation, setting and desirable location on offer.





7 Park Lane, Burton Waters, Lincoln, LN1 2UZ







LOCATION

Burton Waters is an exclusive Marina and residential development laying just to the West of the Cathedral City of Lincoln. Quality, style and security are at the forefront, including 24-hour manned security station with CCTV. Facilities on the site include shops, solicitors, the Woodcocks pub and restaurant, Harbour Lights floating restaurant, Indian restaurant, beauticians and the David Lloyd Sports Centre adjacent to Burton Waters. The development offers a serene lifestyle with easy access to water based activities, making it a desirable place for those who enjoy boating and waterfront living. The historic Cathedral City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Lincoln Bishop University.

ACCOMMODATION

ENTRANCE HALL

With staircase to the first floor, understairs storage cupboard, radiator and double glazed window to the front aspect.









CLOAKROOM/WC
With close coupled WC and pedestal wash hand basin, radiator, part tiled walls, wooden flooring and double glazed window to the front aspect.

KITCHEN
13' 10" x 11' 9 (max)" (4.24m x 3.58m) Fitted with a range of wall and base units with work surfaces over, 1 ½ bowl sink with mixer tap over, integrated dishwasher, fridge and freezer, eye level electric oven, gas hob with extractor fan over, under cabinet lighting, radiator, wooden flooring, two double glazed windows to the front aspect and personnel door to the garage.

LOUNGE/DINER
20' 3" x 15' 11" (6.18m x 4.86m) With two sets double glazed French doors opening onto the rear garden, electric oven set within feature fire surround and two radiators.

FIRST FLOOR LANDING
With radiator.

BEDROOM 1
13' 6 (max)" x 10' 6" (4.11m x 3.22m) With double glazed sliding patio doors leading onto a balcony, storage cupboard, fitted wardrobes, over bed storage and dressing table and radiator.

EN-SUITE SHOWER ROOM
Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, part tiled walls, radiator and double glazed window to the side aspect.

BEDROOM 2
13' 5" x 9' 11" (4.10m x 3.04m) With double glazed window to the front aspect and radiator.

BEDROOM 3
10' 5" x 8' 2 (max)" (3.19m x 2.49m) With double glazed window to the front aspect, fitted desk, storage cupboards and bookcase and radiator.

BATHROOM
Fitted with a three piece suite comprising of panelled bath, pedestal wash hand basin and close coupled WC, part tiled walls, tiled flooring, towel radiator, airing cupboard and double glazed window to the rear aspect.

GARAGE
19' 1" x 9' 0" (5.84m x 2.76m) With electric up and over door to the front, personnel doors to the kitchen and rear garden, wall mounted gas fired central heating boiler, plumbing for washing machine, light and power.

OUTSIDE
To the front of the property there is a front garden laid mainly to lawn with mature shrubs inset. A driveway provides ample off-street parking and access to the garage. The enclosed rear garden there is laid mainly to lawn with patio seating areas, mature shrubs and stocked borders. The garden backs onto woodland providing excellent privacy.





KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Leasehold.

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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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.

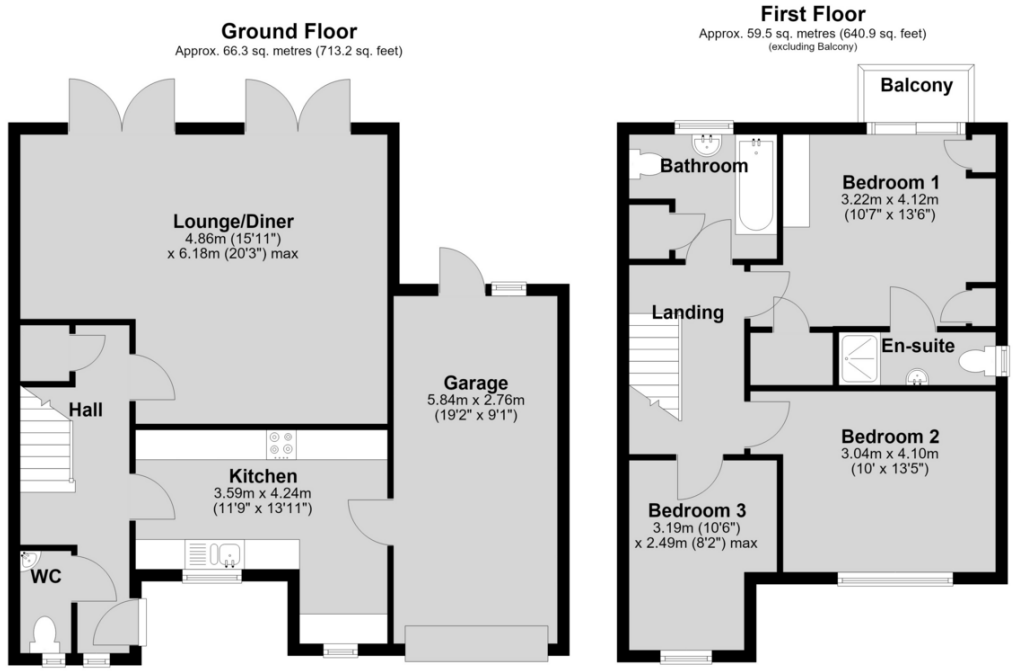
NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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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Total area: approx. 125.8 sq. metres (1354.1 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