



Plot 27 Burton Waters Lodges, Woodcock Lane

Burton Waters, Lincoln, LN1 2BE

£169,950

Situated amongst secluded woodland and lakes, this luxury lodge is available for Buyers aged 45 years and over. Plot 27 offers well presented living accommodation to comprise of Open Plan Living, Dining and Kitchen Area with integrated appliances, Inner Hallway, Cloakroom, two Bedrooms and Bathroom. Viewing is highly recommended to fully appreciate the internal specification, accommodation and the serene location. For further information and viewings please contact Burton Waters Lodges on 01427 7182 26 or email sales@lodgesatburtonwaters.com or visit their website at www.lodgesatburtonwaters.com





SERVICES

Gas central heating.

All utility bills (Council Tax, Gas, Electric and Water) are to be paid by the new owner.

EPC RATING — exempt.

COUNCIL TAX BAND — A (West Lindsey District Council).

NOTE

All furnishings and furniture are included in the sale.

Standard Decking to be fitted and included in the sale.

There is a Monthly Pitch Fee – details upon request from Burton Waters Lodges.

On resale purchasers must be aware that % 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'

VIEWINGS

By prior appointment through Burton Waters Lodges on 01427 718226 or email sales@lodesatburtonwaters.com
For further information, please visit www.lodesatburtonwaters.com



DIRECTIONS

From Lincoln take the A57 past the West Common and Lincoln Racecourse proceeding straight across the first roundabout. Turn left at the second roundabout onto Burton Waters and turn right at the mini roundabout. Burton Waters Lodges are on the right hand side.

LOCATION

Burton Waters Lodges are nestled alongside the Fossdyke Navigation, a Roman built canal amongst woodlands and lakes just off the A57. The historic Cathedral and University City of Lincoln lies to the south west less than 4 miles distant. The David Lloyd Leisure Centre is opposite the entrance to the lodges.

OPEN PLAN LIVING AND DINING AREA

17' 10" x 15' 2" (5.44m x 4.62m) - Maximum Measurements for L-Shape With three uPVC windows to side elevation, uPVC double patio doors and feature windows to rear elevation, fireplace with electric fire inset, two radiators, built-in cloaks cupboard, spotlights to ceiling and uPVC side entrance door.

KITCHEN AREA

8' 1" x 7' 3" (2.46m x 2.21m) Fitted with a range of quality wall, base units and drawers with work surfaces over, fitted double oven and gas hob with extractor hood over, 1 1/2 bowl ceramic sink and drainer, integral washing machine, fridge and freezer, fitted tall cupboard housing the Worcester gas fired central heating boiler, Velux window, inset spotlights to ceiling and part tiled surround.

INNER HALLWAY

With radiator and inset spotlights to ceiling.

CLOAKROOM

With WC, wash hand basin, towel radiator, inset spotlights to ceiling, extractor fan, vanity mirror, shaver point and uPVC window to side elevation.

BEDROOM 1

12' 6" x 7' 3" (3.81m x 2.21m) With uPVC window to side elevation, fitted double wardrobe, radiator and inset spotlights to ceiling.

BEDROOM 2

9' 3" x 7' 4" (2.82m x 2.24m) With uPVC window to side elevation, radiator, inset spotlights to ceiling and built-in double wardrobe.

BATHROOM

7' 2" x 5' 6" (2.18m x 1.68m) With suite to comprise WC, bath with shower attachment over and wash hand basin with vanity drawers below, towel radiator, part tiled surround, inset spotlights to ceiling and extractor fan.



OUTSIDE

There are lawned gardens and gravelled driveway providing parking. A standard shed will be erected and included in the sale.

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.

REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Westaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

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.

