

Burton Waters Lodges Woodcock Lane,Lincoln LN1 2BE

william h brown

welcome to

Burton Waters Lodges Woodcock Lane, Lincoln

Situated within the highly sought after secure gated community of Burton Waters is this well presented and spacious lodge. Enjoying double bedrooms, open plan living, ample seating space, driveway parking and the additional benefit of no onward chain.

Entrance Hall
With entrance door to the side, airing cupboard and carpet flooring.

Open Plan Kitchen/Living Space
A modern, light and airy open plan space with double glazed windows to the rear and sides, two sets of double glazed double doors opening to the rear decking area, skylight, a fitted kitchen in a range of wall and base units with work surfaces, integral double oven, gas hob with extractor fan over, space for American fridge freezer, vinyl and carpet flooring, part tiling to the walls, inset ceiling lights and two radiators.

Utility Room
With double glazed window to the side, a range of fitted wall and base units, stainless steel sink and drainer, vinyl flooring and radiator.

Bedroom One
With double glazed window to the side, two fitted wardrobes, inset ceiling lights, carpet flooring and radiator.

En Suite
With obscured double glazed window to the rear, bath with shower and screen fitted over, wc, wash hand basin with mirror and light fitted above, inset ceiling lights, part tiling to the walls and extractor fan.

Bedroom Two
With double glazed window to the side, carpet flooring and radiator.

Shower Room
With obscured double glazed window to the side, corner shower cubicle, wc, wash hand basin with mirror and light fitted above, inset ceiling lights and part tiling to the walls.

Outside
Property benefits from a generous gravel driveway to the front providing off road parking, with a patio area and metal storage shed situated in front. Steps to the side provide access to the entrance door and lead to a generous rear decking area providing ample seating space with beautiful lake and woodland views.

Agent's Note
There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.
Purchasers are strongly advised to take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)









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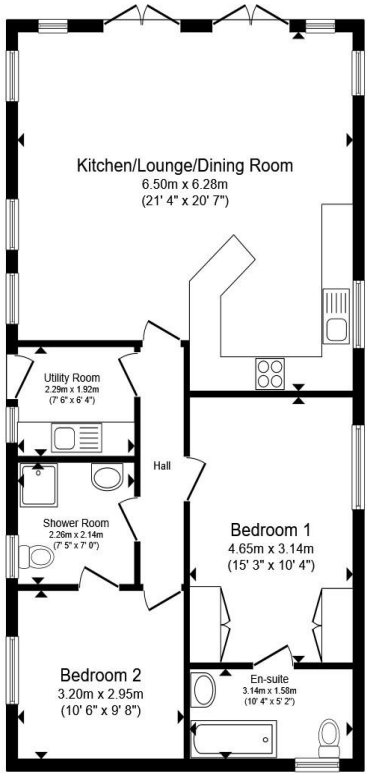
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Burton Waters Lodges Woodcock Lane, Lincoln

- NO ONWARD CHAIN
- SPACIOUS & WELL PRESENTED LODGE
- BRIGHT OPEN PLAN LIVING
- TWO DOUBLE BEDROOMS
- EN SUITE & SHOWER ROOM

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: A

£200,000



Total floor area 81.9 m² (881 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
LCR124062 - 0006

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.

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