



Marine Walk, Burton Waters Lincoln LN1 2TS

welcome to

Marine Walk, Burton Waters Lincoln

A well-presented four bedroom end-terrace home in the prestigious Burton Waters development, offered with no onward chain, two allocated parking spaces, en suite to master bedroom and balcony marina waterside views.



Located on the ever popular Marine Walk within Burton Waters, a fantastic waterside development renowned for its exclusive setting and excellent access to Lincoln, this well-presented and immaculate four bedroom end-terrace home is offered to the market with no onward chain!

The accommodation briefly comprises an entrance hall, shower room and bedroom four to the ground floor. To the first floor is a spacious living room with doors to the spacious patio with marina views, kitchen and bedroom one with an en suite shower room, together with a modern family bathroom. To the second floor is a family bathroom and two further bedrooms one which leads to a balcony overlooking the marina.

Externally, the property benefits from two allocated parking spaces, and a well-maintained patio and balcony enjoying delightful waterside views, creating an ideal space for relaxation and outdoor entertaining.

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

Shower Room

Bedroom Four

Landing

Bedroom One

En Suite To Bedroom One

Living Room

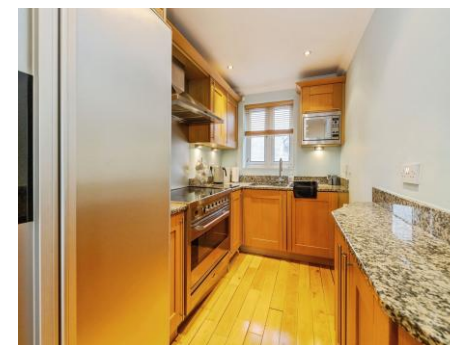
Kitchen

Landing

Bedroom Three

Bathroom

Outside



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Marine Walk, Burton Waters Lincoln

- FOUR BEDROOM END TERRACE HOUSE
- WELL PRESENTED AND IMMACULATE THROUGHOUT
- TWO ALLOCATED PARKING SPACES
- BEAUTIFUL WATERSIDE VIEWS
- EN SUITE TO MASTER BEDROOM

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2020.00

Ground Rent: 400.00

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.

£320,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR123407 - 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.

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