



**2 Marine Walk, Burton Waters,  
Lincoln, LN1 2TS**



Book a Viewing!

**£300,000**

A modern three bedroom town house situated on the beautiful sought-after Burton Waters development, just to the West of the Cathedral City of Lincoln with fantastic views across the Marina. The property has well-presented accommodation comprising of Hall, Ground Floor Bedroom, Utility Room/WC, First Floor Landing leading to a Kitchen, Lounge Diner and Cloakroom/WC and a Second Floor Landing leading to two Double Bedrooms, Master with En-Suite Shower Room and a Family Bathroom. The property has two secure allocated parking spaces, a spacious roof terrace and a balcony from the Master Bedroom, both with Marina views. Viewing is highly recommended.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – C.**

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Leasehold.

**LEASEHOLD INFORMATION**

Length of Lease - 999 years from 1st January 1999

Years Remaining on Lease - 973 years

Annual Building Insurance (reviewed annually) via  
Scotts Block Management - £679.41

Annual Service Charge Amount Burton Waters -  
£1,789.28

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



**VIEWINGS** - By prior appointment through Mundys.

## 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 Bishop Grosseteste College.



## ACCOMMODATION

### HALL

With staircase to the first floor, understairs storage cupboard, wood effect flooring and radiator.

### BEDROOM 3

11' 9" x 12' 2" (3.60m x 3.73m) With double glazed window to the front aspect and radiator.

### UTILITY/WC

With close coupled WC, pedestal wash hand basin, tiled splashbacks, spaces for washing machine and tumble dryer, chrome towel radiator and wall storage cupboards.

### FIRST FLOOR LANDING

With staircase to the second floor and radiator.

### CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled flooring, part tiled walls, chrome towel radiator and double glaze window to the front aspect.

### KITCHEN

7' 11" x 13' 6" (2.42m x 4.12m) Fitted with a range of wall and base units with work surfaces over, space for Range cooker, integrated dishwasher, fridge and freezer, tiled flooring, tiled splashbacks, spotlights and double glazed window to the front aspect.

### LOUNGE/DINER

16' 9" x 20' 1" (5.13m x 6.14m) With two double glazed French doors to the roof terrace, gas fire set within a feature fireplace, spotlights, wood effect flooring and two radiators.





## SECOND FLOOR LANDING

### BEDROOM 1

13' 0 (max)" x 20' 2" (3.96m x 6.16m) With double glazed sliding doors to the balcony, double glazed window to the rear aspect, storage cupboard and radiator.



### EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, chrome towel radiator, tiled flooring and part-tiled walls.

### BEDROOM 2

12' 7" x 9' 10" (3.84m x 3.01m) With double glazed window to the front aspect, storage cupboard and radiator.



### BATHROOM

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

### OUTSIDE

There are two allocated parking spaces in a secure gated car park. The property has a beautiful first floor spacious roof terrace overlooking the Burton Waters Marina and a balcony from the master bedroom on the second floor.

#### WEBSITE

Our detailed web site 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](http://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, Ringos Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray 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.

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

Caverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### 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:

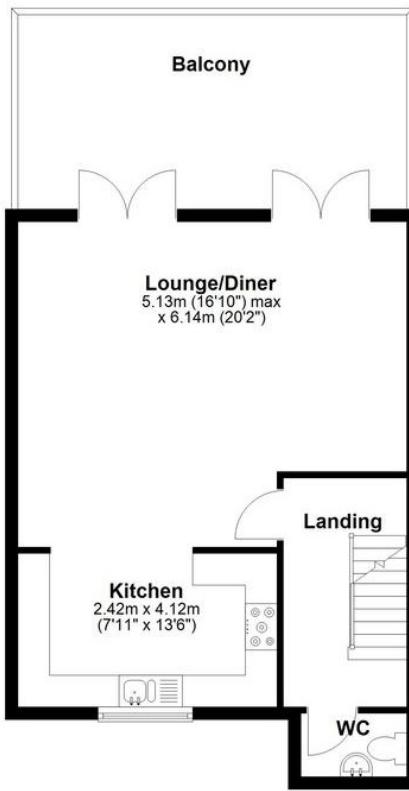
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition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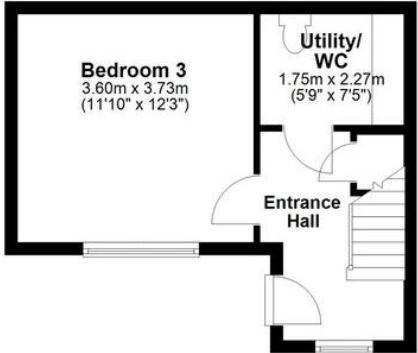




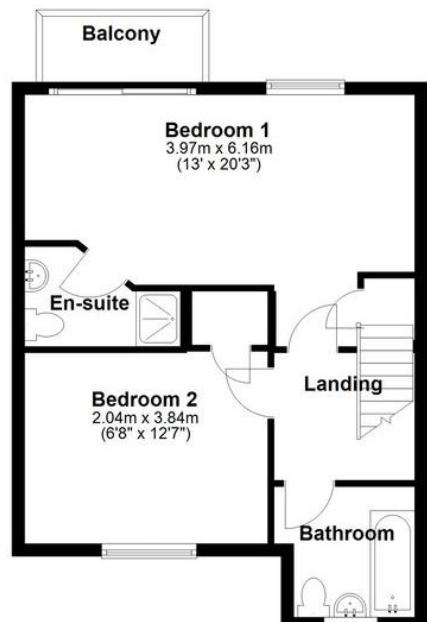
### First Floor



### Ground Floor



### Second Floor



### 2 Marine Walk



**29 – 30 Silver Street**  
**Lincoln**  
**LN2 1AS**  
**01522 510044**

**22 Queen Street**  
**Market Rasen**  
**LN8 3EH**  
**01673 847487**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.