



## 6 Mereside

Burton Waters, Lincoln, LN1 4AZ



Book a Viewing!

**£475,000**

Situated within the highly sought after Arbor Living site, "The View" on the prestigious Burton Waters development, this nearly new three bedroom detached eco-friendly bungalow enjoys an enviable lakeside position close to Lincoln City, Lincoln Cathedral and the University of Lincoln. The property offers beautifully presented, energy efficient accommodation with stunning uninterrupted lake views. The immaculate interior comprises a welcoming Entrance Hall, Utility Room and a spacious Open Plan Living, Kitchen and Dining Area designed to maximise light and outlook. There are three well proportioned Bedrooms, including a principal Bedroom with En-suite Shower Room, along with a stylish family Bathroom. Externally, the property benefits from a front garden, block paved driveway, an additional Core40 driveway and a single detached garage. The fully enclosed rear garden features glass fencing, allowing for breathtaking, unobstructed views across the lake. Further highlights include underfloor heating throughout, wooden shutters, fitted wardrobes, CCTV and alarm system. Viewing is highly recommended to fully appreciate this exceptional lakeside home.





**SERVICES**  
Mains Electricity, water and drainage. Air Source System with underfloor heating supported by a mechanical heat ventilation system. Solar panels.

**EPC RATING – A**

**COUNCIL TAX BAND – C.**

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

**TENURE** - Leasehold.

Length of Lease - 950 Year Lease  
Annual Ground Rent - £TBC  
Annual Service Charge Amount - £TBC

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**

"The View" at Burton Waters is a collection of modern, eco-friendly detached bungalows set in a sought-after area just 3 miles west of Lincoln's historic city centre.





This development offers energy-efficient eco-homes for those over 55, situated within the secure environment of Burton Waters, which benefits from 24-hour security and CCTV monitoring. The development is unique to the area and provides a peaceful community lifestyle, ideal for those in early retirement or seeking a secure base for travel in later years. Residents can enjoy comfort, luxury, and stress-free living, focusing on personal priorities.

## ACCOMMODATION

### ENTRANCE HALL

With LVT flooring with underfloor heating and spotlights.

### UTILITY ROOM

12' 1" x 5' 11" (3.69m x 1.82m) Fitted with a range of storage cupboards, spaces for washing machine and tumble dryer, stainless steel sink with side drainer and mixer tap over, storage shelving, LVT flooring with underfloor heating, spotlights, glazed door to the side aspect and double glazed window with wooden shutters to the front aspect.

### OPEN PLAN LIVING KITCHEN DINER

23' 2" x 19' 4" (7.07m x 5.90m) A fantastic open plan living space, the kitchen being fitted with a high specification range of wall and base units with Quartz worktops over, undermount 1½ bowl sink with side drainer and mixer tap over, integrated fridge freezer, dishwasher and wine cooler, eye level electric oven and microwave, induction hob with extractor fan over, double glazed window with wooden shutters to the side aspect, kickboard lighting, spotlights and LVT flooring with underfloor heating. The lounge and dining areas have a continuation of the LVT flooring with underfloor heating and spotlights, double glazed sliding patio doors with wooden shutters give direct garden access and views across the lake, two double glazed windows with wooden shutters also look towards the lake.

### BEDROOM 1

11' 5" x 11' 4" (3.49m x 3.46m) With a range of stylish fitted wardrobes, double glazed window with wooden shutters to the rear aspect and underfloor heating.

### EN-SUITE SHOWER ROOM

Fitted with a stylish three piece suite comprising of shower cubicle, wall hung wash hand basin in a vanity style unit with storage and close coupled WC, part tiled walls, tiled flooring with underfloor heating, chrome towel radiator, spotlights and double glazed window to the rear aspect.

### BEDROOM 2

11' 3" x 8' 1" (3.44m x 2.47m) With a range of stylish fitted wardrobes, double glazed window with wooden shutters to the front aspect and underfloor heating.

### BEDROOM 3

9' 6" x 6' 1" (2.91m x 1.86m) With double glazed window with wooden shutters to the front aspect and underfloor heating.





## BATHROOM

Fitted with a stylish three piece suite comprising of panelled bath with rainfall shower over and glass shower screen, wall hung wash hand basin in a vanity style unit with storage and close coupled WC, part tiled walls, tiled flooring with underfloor heating, chrome towel radiator, spotlights and double glazed window to the front aspect.



## OUTSIDE

To the front of the property is a lawned garden and a block paved driveway providing off street parking for multiple vehicles. An additional Core40 driveway provides further off street parking and access to the single garage. The garage has up and over door to the front, light and power. To the rear of the property is an enclosed garden laid mainly to lawn with extensive patio seating area. Glass fencing provides unobstructed views of the lake whilst keeping the gardens fully enclosed.

**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](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 Surveyors. Ring or call into one of our offices or visit our website for more details.

**REFERRAL FEES FOR MORTGAGE - HOW TO PAY REFERRED OUT**  
Sills & Ettridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & 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 the Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

**CW&J** Walter and Calum Lyman 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.

**Clearings** 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 HomeBuyer Reports, call 01522 556082 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.

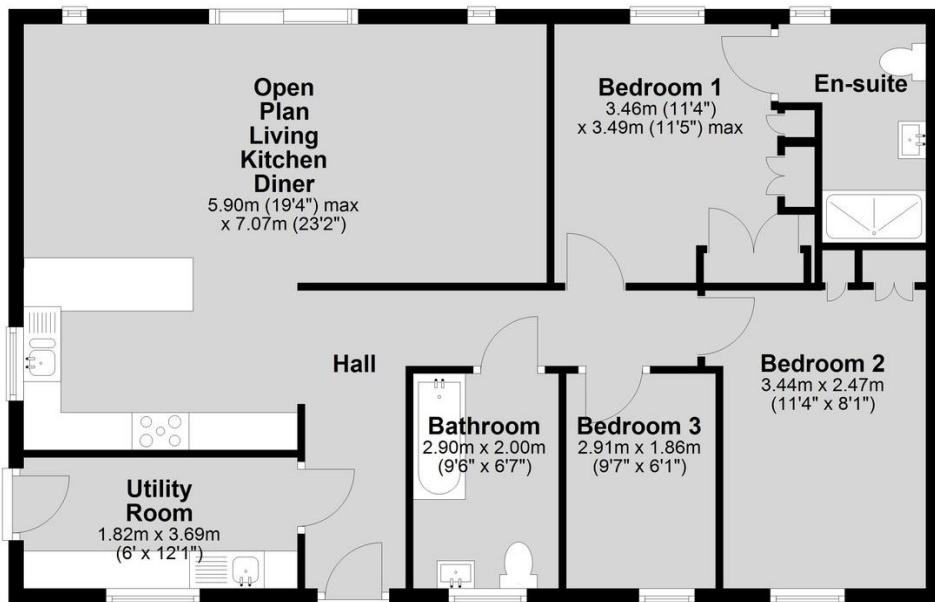
## GENERAL

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 no warranties.

1. These 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. 91.2 sq. metres (981.5 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 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.