



**33 The Moorings, Burton Waters,
Lincoln, LN1 2WQ**



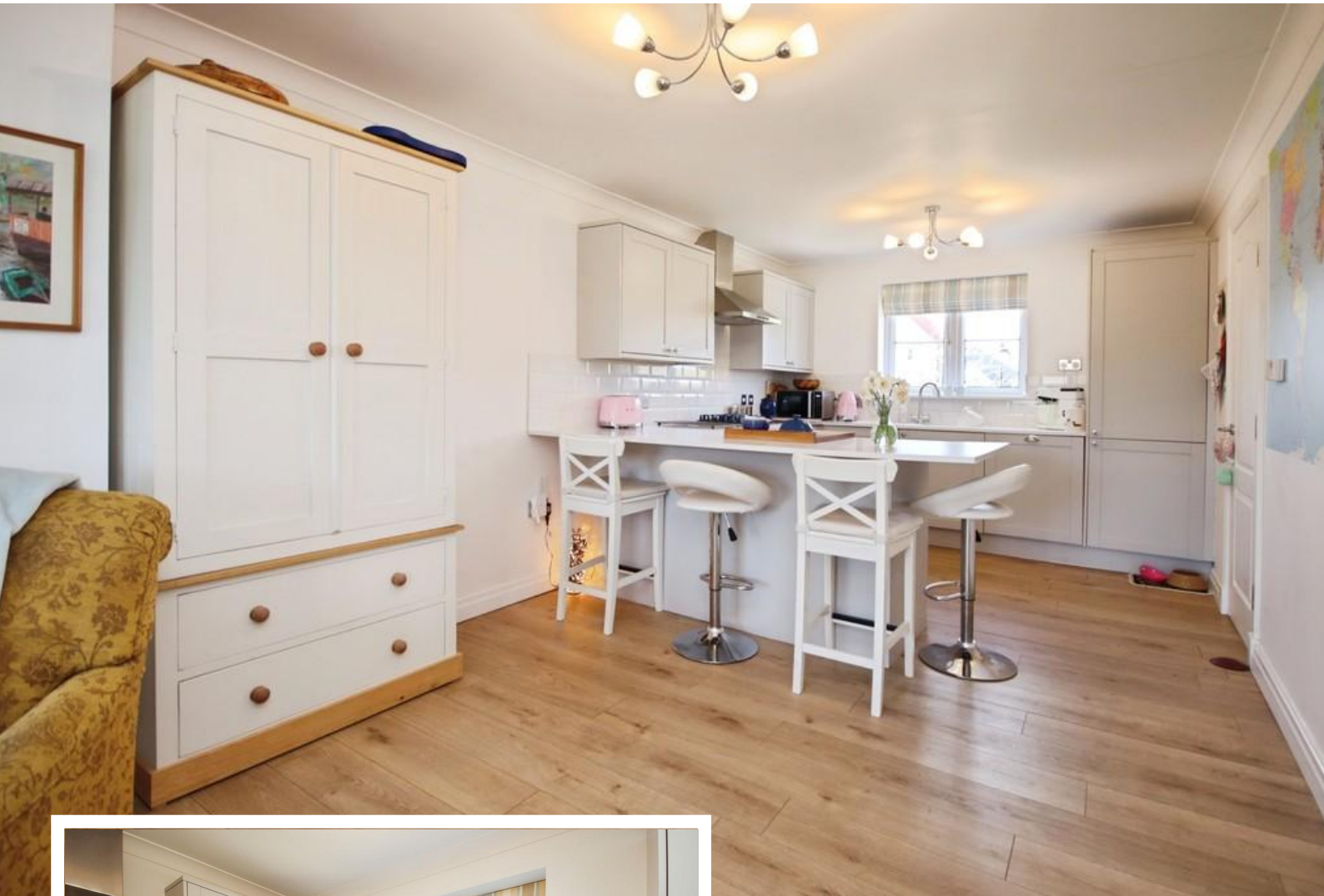
Book a Viewing!

Offers In Region Of £350,000

A beautifully presented four bedroom townhouse, positioned within the highly sought-after Burton Waters development, offering stylish and versatile accommodation arranged over three floors, with modern fittings throughout, updated balconies and the added benefit of a private mooring. This superb waterside home provides a perfect blend of contemporary living and lifestyle appeal, with an open plan layout, seamless indoor-outdoor flow and picturesque marina views. Ideally suited to a range of buyers, the property delivers both practicality and a unique setting within one of Lincoln's most desirable locations. The accommodation comprises of an entrance hallway, ground floor shower room, utility room, bedroom 4/dining room, first floor open plan kitchen and living space with balcony and to the second floor three bedrooms, en-suite to the principal bedroom and a family bathroom.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Leasehold.

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 Lincoln Bishop University.



ACCOMMODATION

ENTRANCE HALL

Entered beneath an attractive timber and brick-built porch via a frosted UPVC double glazed door with accompanying window, laminate flooring flows throughout the ground floor with stairs rising to the first floor and access to the integral garage.



SHOWER ROOM

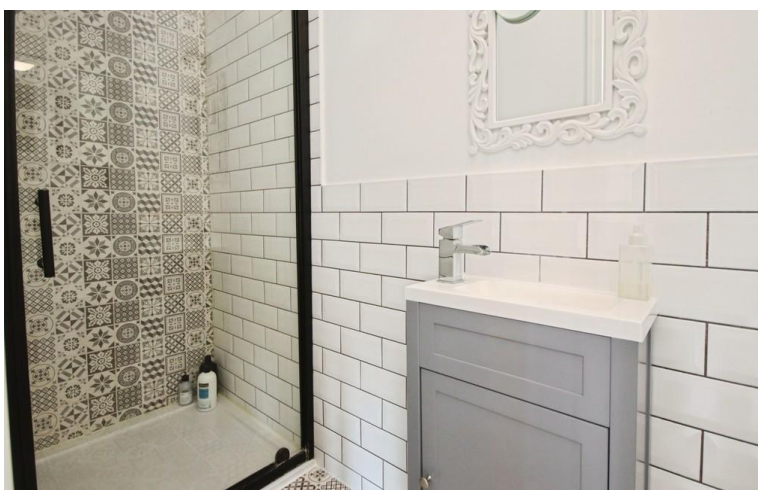
Fitted with a modern three piece suite comprising of a shower cubicle with mains shower, WC and wash hand basin, tiled flooring, tiled splashbacks, chrome heated towel rail and extractor.

UTILITY ROOM

A practical and well-appointed space fitted with modern wall and base units, worktop, stainless steel sink with drainer and mixer tap, plumbing for washing machine, tiled splashbacks, UPVC door and window and direct access out to the rear garden.

BEDROOM 4 / DINING ROOM

12' 2" x 10' 2" (3.71m x 3.1m) With UPVC French doors opening directly onto the rear garden creating an excellent indoor-outdoor connection. This versatile space can also be used as a dining room, home office or additional sitting room.



FIRST FLOOR LANDING

With UPVC window to the front aspect, radiator and stairs rising to the second floor. The space also offers potential for a reading nook or study area.



OPEN PLAN LIVING

21' 8 max" x 16' 9 max" (6.6m x 5.11m) A stylish and sociable space forming the heart of the home, this bright and spacious reception area features laminate flooring, a feature fireplace and sliding French doors opening onto a first floor balcony, enjoying elevated views. The space flows directly through to the kitchen area, with ample room for a dining table and breakfast bar seating, radiator and windows to the front, side and rear aspects.

KITCHEN

10' 2" x 9' 1" (3.1m x 2.77m) Fitted with a modern range of wall and base units with ample work surface space, gas hob with extractor over, electric oven, integrated dishwasher and fridge/freezer, stainless steel sink with mixer tap, tiled splashbacks and UPVC window to the front aspect.



SECOND FLOOR LANDING

Providing access to all three bedrooms, family bathroom, airing cupboard housing the hot water cylinder and loft space.

BEDROOM 1

13' 3" x 12' 2" (4.04m x 3.71m) A superb principal bedroom positioned to the rear, benefitting from sliding doors opening onto a private balcony with attractive marina views across the moorings, radiator and access to the en-suite.



EN-SUITE

Fitted with a modern three piece suite comprising shower enclosure, WC and wash hand basin with vanity storage, tiled flooring and splashbacks, chrome heated towel rail and extractor.

BEDROOM 2

10' 11" x 10' 2 max" (3.33m x 3.1m) With UPVC double glazed window and radiator.

BEDROOM 3

8' 2" x 7' 6" (2.49m x 2.29m) Currently used as a guest room, offering flexibility as a home office or dressing room with UPVC double glazed window and radiator.



FAMILY BATHROOM

A beautifully styled suite comprising freestanding roll-top bath with shower attachment, WC and wash hand basin, tiled flooring, decorative panelling, chrome heated towel rail and extractor.



OUTSIDE

The property benefits from a well-designed outdoor space to both the front and rear. To the rear, the garden has been arranged with a combination of decked seating areas and raised planters, creating distinct zones ideal for both relaxing and entertaining, with direct access to the private mooring and entry into both the dining room and utility room. To the front, there is a generous frontage providing off street parking for multiple vehicles, complemented by a gravelled area suitable for pots and planters, along with access to the integral garage and a pathway leading to the covered entrance porch.



GARAGE

18' 3" x 10' 2" (5.56m x 3.1m) An integral garage fitted with a manual up and over door, power, lighting and housing the wall mounted gas boiler.

LEASEHOLD INFORMATION

Length of Lease - TBC

Years Remaining on Lease - TBC

Annual Ground Rent - TBC

Ground Rent Reviewed - Annually in TBC

Annual Service Charge Amount - TBC

Service Charge Reviewed - TBC

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

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.

CWH and J. Walker 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.

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

Mundys Financial Services 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 are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

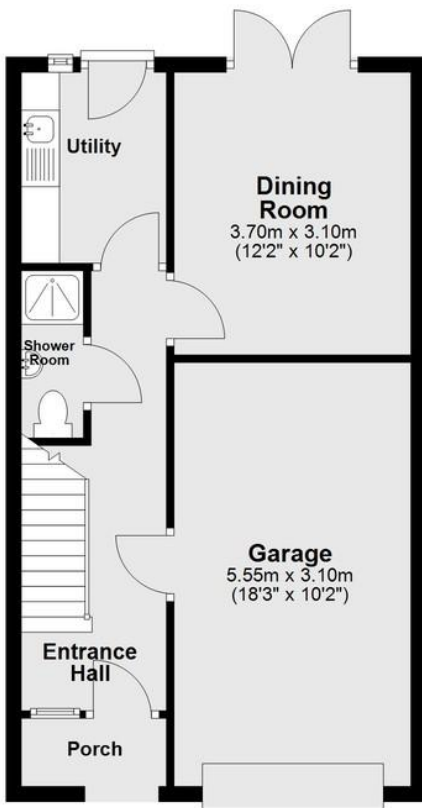
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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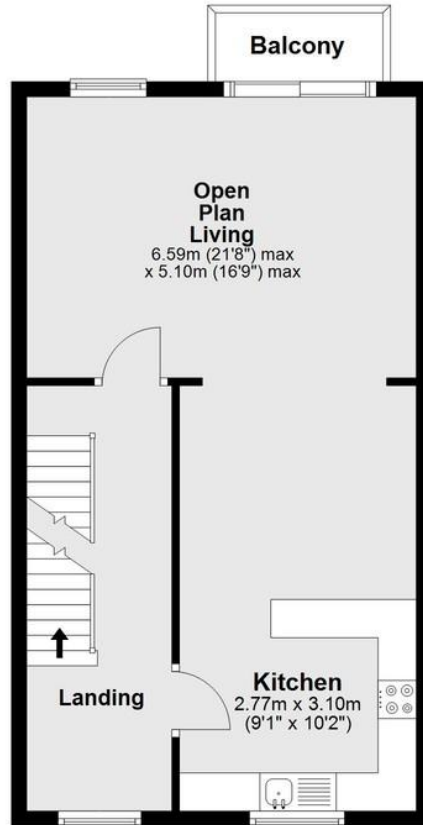
Ground Floor

Approx. 47.7 sq. metres (513.3 sq. feet)



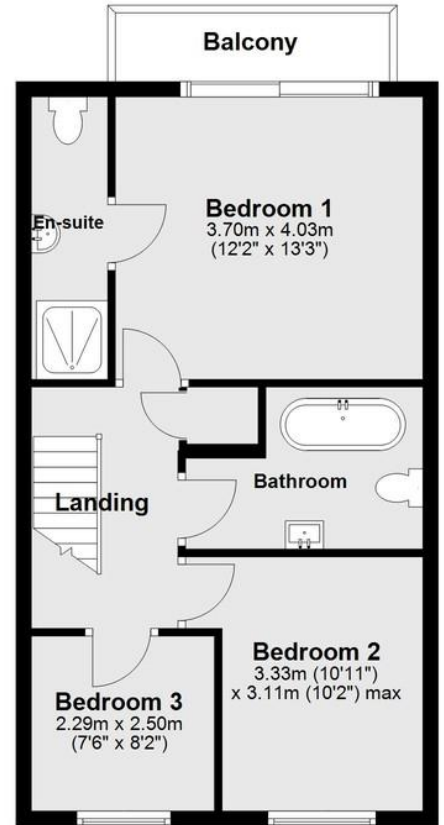
First Floor

Approx. 47.7 sq. metres (513.3 sq. feet)
(excluding Balcony)



Second Floor

Approx. 48.2 sq. metres (518.4 sq. feet)
(excluding Balcony)



Total area: approx. 143.5 sq. metres (1545.0 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 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 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.



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