



The Moorings, Burton Waters,  
Lincoln



**Offers in excess of £350,000**

- Modern Town House
- Popular Marina Development
- 24hr Gated Security
- Waterfront Views & Moorings
- Three Bedrooms
- Open Plan Living
- Leasehold
- EPC Rating C



Modern Three Storey, THREE/ FOUR BEDROOM Town House located on the popular Marina Development of Burton Waters. Offering 24 hour Gated Security and access to the marina and the host of shops, cafes, restaurants it offers. Within walking distance of David Lloyd's Sports Centre. Easy road links to the historic Cathedral City of Lincoln.

The accommodation on offer comprises Entrance Hall, Snug/ Bedroom Four, Shower Room and Utility to the ground floor. To the first floor there is a Modern Kitchen Diner, Lounge with Balcony over looking the Marina and WC. To the second floor there are Three Bedrooms with En-Suite and Balcony to the main bedroom and Family Bathroom. Externally the property has a spacious driveway with room for up to four cars leading to a single integral garage. To the rear of the property there is an enclosed lawned garden with patio and mooring.

### Porch

With the entrance door.

### Entrance Hall

With a window to the front aspect, entrance door and stairs to the first floor.

### Hall

With access to the shower room, utility room and garden room.





### Shower Room

With a low level wc, wash hand basin, enclosed shower and radiator.

### Utility Room

7'6" x 6'6" (2.3m x 2m)

With a door leading to the rear garden, fitted with a range of wall and base units with worktops over, sink with drainer unit, space for a washing machine and tumble dryer and radiator.

### Garden Room

11'11" x 10'0" (3.6m x 3m)

With french doors leading to the rear garden and radiator.

### Shower Room

With a low level wc, wash hand basin and radiator.

### First Floor Landing

With stairs to the ground floor and second floor.

### Lounge

11'11" x 16'10" (3.6m x 5.1m)

With a window to the rear aspect, sliding doors leading to the balcony and radiator.

### Kitchen/Diner

17'4" x 10'5" (5.3m x 3.2m)

With a window to the front aspect, fitted with a range of wall and base units with worktops over, integrated dishwasher, double oven, hob with extractor hood and sink with drainer unit.

### Second Floor Landing

With stairs to the first floor landing and access to storage cupboards.

### Bedroom One

12'4" x 17'2" (3.8m x 5.2m)

With sliding doors leading to the balcony, en-suite and radiator.

### En-Suite

With a low level wc, wash hand basin, enclosed shower and radiator.

### Bedroom Two

11'9" x 8'10" (3.6m x 2.7m)

With a window to the front aspect and radiator.

### Bedroom Three

8'8" x 7'10" (2.6m x 2.4m)

With a window to the front aspect and radiator.

### Bathroom

With a low level wc, wash hand basin, paneled bath with shower over and radiator.

### Garage

18'3" x 9'8" (5.6m x 2.9m)

With a door leading to the entrance hall, up and over door to the front aspect, power and lighting.

### Outside

To the front of the property is a driveway leading to the integrated garage and access to the entrance door. To the rear of the property is an enclosed patio area overlooking the Burton Waters Marina.

### Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



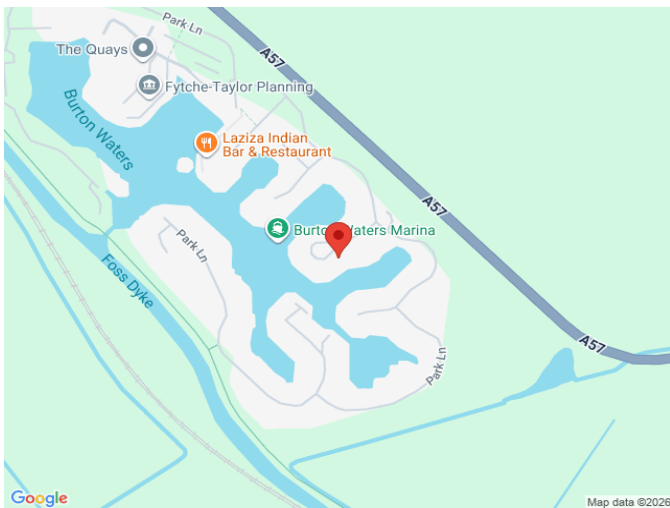


# Floorplan



THE MOORINGS, BURTON WATERS, LINCOLN, LN1 2WQ

TOTAL FLOOR AREA : 1449 sq.ft. (134.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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