



24 Park Lane

Burton Waters, LN1 2WP



Book a Viewing!

Offers in the Region of £300,000

A well positioned Four Bedroom Townhouse, located within the highly sought after Burton Waters development and enjoying fantastic views over both the Marina and surrounding woodland. Offered for sale with No Onward Chain, the property provides spacious and versatile accommodation set across Three Floors, ideal for modern family living.





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.

ENTRANCE HALL

Accessed via a UPVC door with frosted glazing and side window, tiled flooring, radiator, stairs rising to the first floor and internal access to the integral garage.

BEDROOM 4 / FAMILY ROOM

11' 9" x 10' 5" (3.58m x 3.18m) A versatile ground floor room, suitable as a bedroom, dining room or additional reception space, laminate flooring, radiator and UPVC French doors opening directly onto the rear garden.



SHOWER ROOM

Fitted with a three piece suite comprising shower cubicle, WC and wash hand basin, tiled splashbacks, lino flooring, radiator and extractor.

UTILITY ROOM

7' 9" x 6' 3" (2.36m x 1.91m) A practical space with laminate flooring, stainless steel sink with drainer and mixer tap, plumbing for washing machine and tumble dryer, radiator and UPVC door providing access to the rear garden.

FIRST FLOOR LANDING

With radiator and stairs rising to the second floor.



LOUNGE

17' x 11' 9" (5.18m x 3.58m) A spacious reception room enjoying elevated views over the Marina, UPVC double glazed window and sliding doors opening onto a balcony. Featuring a fireplace, radiator and double glazed double doors leading through to the kitchen diner.

KITCHEN/DINER

18' 8" x 10' 4" (5.69m x 3.15m) Fitted with a range of wall and base units with work surfaces over, incorporating an eye-level double oven, electric hob with extractor over, integrated fridge, freezer and dishwasher and a 1 ½ bowl stainless steel sink with mixer tap, tiled flooring and splashbacks, radiator and UPVC double glazed window to the front aspect, offering space for dining.

WC

Fitted with WC and wash hand basin, tiled splashbacks, lino flooring and frosted UPVC double glazed window.

SECOND FLOOR LANDING

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

BEDROOM 1

17 max' x 11' 10 max" (5.18m x 3.61m) A generous principal bedroom with laminate flooring, two radiators, access to En-suite and sliding doors opening onto a private balcony with views over the Marina.





EN-SUITE

Fitted with a three piece suite comprising shower cubicle, WC and wash hand basin, tiled flooring and splashbacks, radiator and extractor.

BEDROOM 2

11' 9" x 10' 5 max" (3.58m x 3.18m) A double bedroom with UPVC double glazed window, laminate flooring and radiator.

BEDROOM 3

8' 3" x 7' 8" (2.51m x 2.34m) A further bedroom with UPVC double glazed window to the front aspect, laminate flooring and radiator, suitable as a guest room, nursery or home office.

FAMILY BATHROOM

Fitted with a four piece suite comprising bath with shower attachment, separate shower cubicle, WC and wash hand basin, tiled flooring and splashbacks, chrome heated towel rail and extractor.

GARAGE

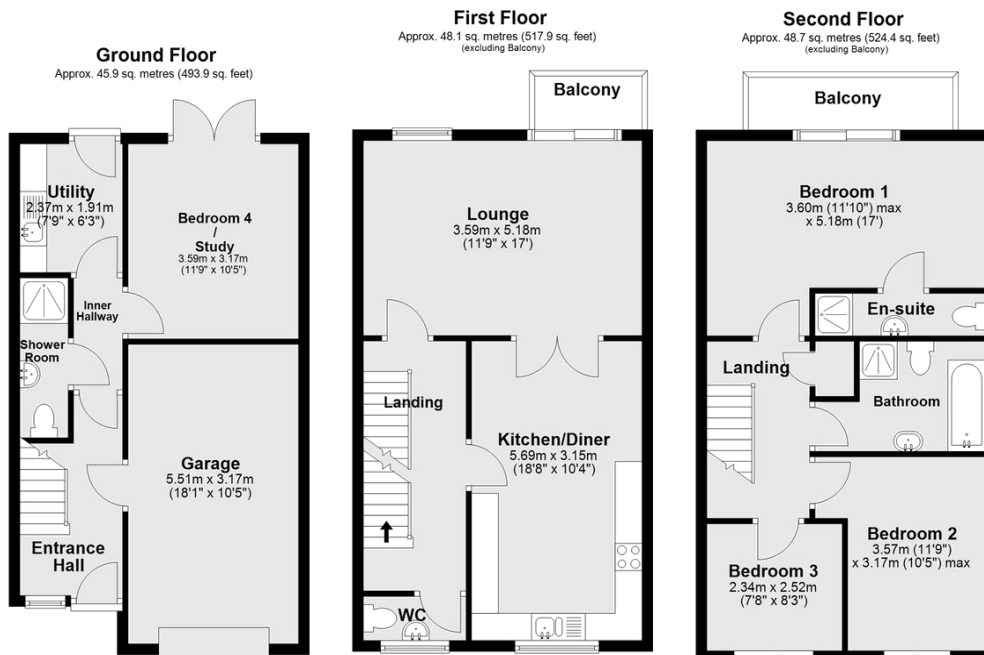
18' 1" x 10' 5" (5.51m x 3.18m) Integral single garage with manual up and over door, power and lighting, also housing the wall-mounted gas boiler, with internal access from the hallway.

OUTSIDE

To the rear, there is a low maintenance garden with a slabbed patio seating area and lawn, backing onto green space and enjoying a pleasant open aspect.



To the front, the property benefits from a driveway providing off-street parking for multiple vehicles, alongside a lawned frontage and direct access to the integral garage.



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

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including 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 – HOW WE MAY REFER YOU TO

Sills & Betteridge, 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 these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWJ, J Water and Calum Lyman 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.

Claverings 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 Finance Services who will be able to offer a range of financial service products. Should you decide to instruct, Mundys Finance Services 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 01522556088 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 the 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 an authority to make or give representation or warranty whatsoever 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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LEASEHOLD INFORMATION

Length of Lease - TBC

Years Remaining on Lease - TBC

Annual Ground Rent - TBC

Ground Rent Reviewed - 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.



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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.