



Park Lane, Burton Waters, Lincoln, LN1 2UZ

welcome to

Park Lane, Burton Waters, Lincoln

This spacious semi-detached home boasts two reception rooms, three double bedrooms with en suite and balcony to the master, front and rear gardens with woodland views to the rear, driveway parking, a detached single garage and local access to a range of amenities.



Entrance Hall

With double glazed front door and double glazed window to the front, stairs rising to first floor, understairs cupboard and radiator.

Cloakroom Wc

With obscured double glazed window to the front, wc, wash hand basin, radiator, coving to the ceiling and tiling to the walls.

Lounge

15' 10" max x 13' 6" max (4.83m max x 4.11m max)
With double glazed double doors opening to the rear garden, feature fireplace with gas inset fire, marble hearth and surround, mantle and laminate flooring.

Dining Room

9' 1" x 10' (2.77m x 3.05m)
With double glazed double doors opening to the rear garden, coving to the ceiling, laminate flooring and radiator.

Kitchen

13' 7" max x 11' 8" max (4.14m max x 3.56m max)
With two double glazed windows to the front and double glazed door to the side, a modern fitted kitchen in a range of wall and base units with work surfaces, stainless steel sink and drainer, stainless steel hob with cooker hood fitted over, stainless steel double oven, space for dishwasher, space for washing machine, breakfast bar, radiator, coving to the ceiling and tiling to the walls.

First Floor Landing

With coving to the ceiling and radiator.

Bedroom One

13' 5" x 10' 6" (4.09m x 3.20m)
With double glazed sliding door opening to balcony, built in wardrobe, radiator and coving to the ceiling.

Balcony

With seating area overlooking woodlands.

En Suite

With obscured double glazed window to the side, shower cubicle, wc, wash hand basin, shaver point and light, radiator and coving to the ceiling.

Bedroom Two

13' 6" max x 9' 11" max (4.11m max x 3.02m max)
With double glazed window to the front, coving to the ceiling and radiator.

Bedroom Three

10' 5" max x 8' 2" max (3.17m max x 2.49m max)
With double glazed window to the front, radiator, coving to the ceiling and loft access point.

Bathroom

With obscured double glazed window to the rear, bath with mixer tap, wc, wash hand basin, shaver point, extractor fan, heated towel rail, tiling to the walls and built in airing cupboard housing hot water cylinder.

Outside

Property benefits from a driveway to the front providing off road parking for two cars and access to the detached garage, an area of lawn with a mature tree and access to the rear garden. Overlooking woodlands is the fully enclosed garden with pathway leading to a patio area, a generous area of lawn and an outside tap.

Detached Single Garage

With up and over door and double glazed door to the side opening to the rear garden.



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welcome to

Park Lane, Burton Waters, Lincoln

- SPACIOUS SEMI-DETACHED HOME
- FRONT & REAR GARDENS
- AMPLE OFF ROAD PARKING & DETACHED GARAGE
- THREE DOUBLE BEDROOMS
- MASTER BEDROOM WITH EN SUITE & BALCONY

Tenure: Leasehold

EPC Rating: C

Council Tax Band: C

Service Charge & Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease.
For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£290,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LCR121222 - 0004

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william h brown



01522 534 771



Lincoln@williambrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2
1EW



williambrown.co.uk