



5 The Moorings

Burton Waters, LN1 2WQ

£1,400 pcm

PRIME LOCATION FOR THE MARINA

The property briefly comprises of an Entrance Hallway leading to an Inner Hallway, Bedroom Four / Sitting Room, Utility Room and Shower Room. The First Floor Landing provides access to an L-shaped Lounge / Diner, Kitchen and separate WC. To the Second Floor there is Bedroom One with En-suite Shower Room, Two further Bedrooms and a Family Bathroom.



LOCATION

The Moorings is situated within the sought after Burton Waters development to the West of Lincoln. This exclusive marina setting offers a unique waterside lifestyle with access to scenic walks, local amenities and dining options within the development. The property is also well positioned for access to Lincoln City Centre, as well as the A57 and A46, providing convenient transport links to the surrounding areas.

ACCOMMODATION

This well positioned home offers flexible and spacious living accommodation set over Three Floors and must be viewed to fully appreciate the layout on offer. The Ground Floor comprises of an Entrance Hallway leading to an Inner Hallway, Bedroom Four / Sitting Room, Utility Room and Shower Room, providing versatility for a range of uses. To the First Floor, the L-shaped Lounge / Diner offers a generous living space, complemented by a fitted Kitchen and separate WC. The Second Floor Landing provides access to Bedroom One with En-suite Shower Room, Two further well proportioned Bedrooms and a Family Bathroom, completing this well balanced home.

OUTSIDE

The property benefits from an integral garage and a lawned area to the front. To the rear there is a patio seating area, lawned garden and a private mooring.

RENT AND DEPOSIT

The asking Rent for the property is £1,400.00 per calendar month and the Tenancy Deposit is £1,615.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £320.00.

TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/fixed term, unless negotiated otherwise.

ADDITIONAL FEES

There are no application fees payable. You will be required to pay a Holding Deposit equal to one weeks rent to secure the property. More information on charges to Tenants can be found on our website - <https://mundys.net/additional-fees/>

VIEWINGS

By prior appointment through Mundys.

THE RENTERS RIGHTS ACT 2025

New legislation is to be implemented in May 2026 and will affect existing and new tenancies. More information on the changes is available at: <https://www.gov.uk/government/publications/guide-to-the-renters-rights-act/guide-to-the-renters-rights-act>

- Three Storey Mid Town House
- Prime Location for Marina
- Driveway, Garage and Garden
- Flexible Living Accommodation
- Open Plan Lounge Dining Room
- Three / Four Bedrooms
- Three Bathrooms
- Council Tax Band - D (West Lindsey District Council)
- EPC Energy Rating - C



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.