



## Woodcock Lane

, Lincoln, LN1 2BE

Offers over £150,000



An impressive luxury lodge situated in the private and quiet exclusive location of Burton Waters. The development is fully serviced by Burton Waters security with electric gates and telecom entry. Burton Waters is conveniently located within a ten minute drive from the Cathedral city of Lincoln with regular bus routes and has it's own access of restaurants and David Lloyd leisure centre.



## Description

Over 45's - An impressive luxury lodge situated in the private and quiet exclusive location of Burton Waters.

The accommodation briefly comprises of an entrance hallway, living / dining room, kitchen, two bedrooms, master with en-suite shower room and a main bathroom, further benefiting from a driveway, garden to one side and a balcony with stunning lakeside views. The lodge in total is 40fy x 21ft .

## Hallway

The lodge is entered through the side upvc into the hallway with carpet and storage cupboard.

## Lounge / Diner 21'2" x 18'4" (6.47m x 5.59m)

The lounge / diner is a generous size with dual aspect windows with two sets of UPVC French doors looking out over the water, carpet and a centre feature of a fire place with an electric fire as secondary heating. There are wall lights and recess ceiling lights in the pine panelled ceiling.

## Kitchen

The kitchen is open plan with a side facing window and Velux window, recess lighting, a range of wall and base units of a timeless cream in colour, integrated fridge / freezer, Samsung induction four ring hob, fan assisted oven, with a Candy chrome extractor and microwave. The worktops are butcher block effect with a breakfast bar for less formal dining. The central heating boiler, Ideal Logic Combi C30 is located in a larder cupboard in the kitchen.

## Master Bedroom 12'4" x 10'4" (3.78m x 3.16m)

The master bedroom is a double room to the back of the lodge with bed side cabinets and chest of drawers, carpet and side facing window, recess lighting and radiator.

## Dressing Area

Leading through from the master bedroom there is a dressing area with three double built in wardrobes leading on to the en suite.

## En Suite 7'2" x 5'9" (2.20m x 1.76m)

A modern shower room en suite with a corner cubicle and pump fed shower, wc and circular hand basin in a dark wood unit with a mirror. Recess lighting and part tiled walls.

## Bedroom Two 11'1" x 10'3" (3.40m x 3.14m)

A double bedroom with a side facing upvc window, built in wardrobe, carpet, radiator, and bed side cabinets.

## Bathroom 7'5" x 7'3" (2.27m x 2.22m)

In the same design as the en suite there is a modern bathroom comprising of a bath, wc and circular hand basin in a dark wood unit with a mirror. Part tiled walls and recess lighting.

## Outside

The park home is a gated secure park. There is a side garden and parking. Views over looking the water from the wrap round veranda.

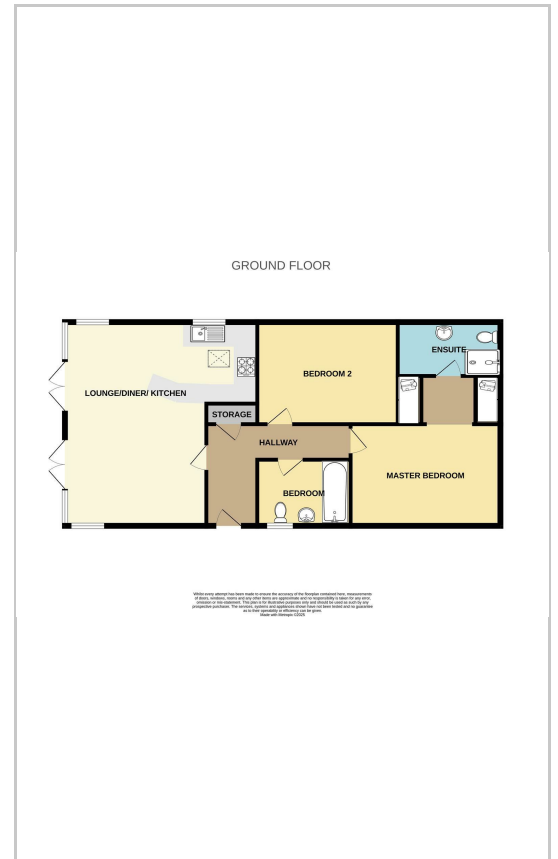
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## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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