



**Ellisons Quay, Burton Waters, Lincoln, LN1 2GG**

**welcome to**

**Ellisons Quay, Burton Waters, Lincoln**

This spacious first floor flat is located within the sought after Burton Waters gated community, boasting two double bedrooms, generous lounge/diner with Juliet balcony, two allocated parking spaces and local access to a range of amenities.



### **Entrance Hall**

With front door, stairs rising to first floor, built in double cupboard with sliding doors, coving to the ceiling, radiator, laminate flooring, inset ceiling lights and built in cupboard housing hot water cylinder.

### **Lounge / Diner**

19' 5" max x 12' 11" max ( 5.92m max x 3.94m max )

With double glazed double doors opening to Juliet balcony, coving to the ceiling, radiator and laminate flooring.

### **Kitchen**

11' 7" x 9' 6" ( 3.53m x 2.90m )

With double glazed window to the front, a modern fitted kitchen in a range of wall and base units with work surfaces, stainless steel sink and drainer, stainless steel five burner gas hob with cooker hood fitted over, stainless steel oven, space for washing machine, space for dryer, integral dishwasher, integral fridge, inset ceiling lights and radiator.

### **Bedroom One**

10' 8" x 13' 5" ( 3.25m x 4.09m )

With double glazed window to the rear, radiator, laminate flooring and door to:-

### **Bathroom**

With obscured double glazed window to the side, bath with wall mounted over bath shower and fitted screen, wc, wash hand basin, heated towel rail, inset ceiling lights and tiling to the walls and floor.

### **Bedroom Two**

11' 5" x 10' 4" ( 3.48m x 3.15m )

With double glazed window to the front, laminate flooring and radiator.

### **Outside**

Property benefits from allocated parking for two cars.



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welcome to

## Ellisons Quay, Burton Waters Lincoln

- SECURE GATED COMMUNITY
- SPACIOUS FIRST FLOOR FLAT - TWO DOUBLE BEDROOMS
- TWO ALLOCATED PARKING SPACES
- GENEROUS LOUNGE / DINER
- AMENITIES & TRANSPORT LINKS NEARBY

Tenure: Leasehold

EPC Rating: C

Council Tax Band: B

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.

# £150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LCR121984 - 0007

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