



Park Lane, Burton Waters, Lincoln, LN1 2WP

welcome to

Park Lane, Burton Waters, Lincoln

A well presented two bedroom townhouse in a prime location within Burton Waters with a southerly aspect over the marina, private mooring, balcony to main bedroom, low maintenance garden, off road parking and garage, plus excellent local amenities.



Entrance Hall

With double glazed front door, double glazed window and radiator.

Cloakroom Wc

With double glazed window to the side, wc, wash hand basin and radiator.

Lounge

With double glazed double doors opening to garden, built in under stairs cupboard, radiator and feature fireplace.

Kitchen

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 gas hob, stainless steel double oven, space for washing machine and space for fridge freezer.

First Floor Landing

With stairs rising from entrance hall.

Bedroom One

With double glazed double doors opening to balcony, which overlooks the marina.

Bedroom Two

With two double glazed windows to the front, built in over stairs cupboard, coving to the ceiling and radiator.

Bathroom

With wc, wash hand basin, bath with wall mounted shower over, heated towel rail, tiling, coving to the ceiling and extractor fan.

Outside

Property benefits from a generous driveway to the front providing off road parking and access to the garage with front door access situated behind. To the rear is an enclosed low maintenance garden which is laid to decking with steps leading down to a private mooring.

Agent's Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.



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welcome to

Park Lane, Burton Waters, Lincoln

- WELL PRESENTED TOWNHOUSE
- SOUGHT AFTER GATED COMMUNITY
- TWO DOUBLE BEDROOMS
- PRIVATE MOORING
- LOW MAINTENANCE REAR GARDEN

Tenure: Leasehold

EPC Rating: D

Council Tax Band: B

Service Charge: 1700.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR122913 - 0003

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