



Park Lane, Burton Waters, Lincoln, LN1 2WP

welcome to

Park Lane, Burton Waters, Lincoln

Immaculate three bedroom home in a prime position within the gated community of Burton Waters, featuring marina views, en suite and balcony to the main bedroom, desirable south-facing aspect, private mooring, stylish interiors, air conditioning, new oak doors, attached garage and EV charging point.



Entrance Hall

With new Rockdoor composite front door, coving to the ceiling, stairs rising to first floor, radiator, a range of built in under stairs storage and doors to Cloakroom Wc, Kitchen, Lounge and Dining Room.

Cloakroom Wc

With obscured double glazed window to the front, wc, wash hand basin with vanity under, chrome heated towel rail, extractor fan and coving to the ceiling.

Lounge

With double glazed French doors opening to the rear garden and mooring, bespoke media wall with integral feature flame effect fire, coving to the ceiling and radiator.

Dining Room

With double glazed French doors opening to the rear garden, coving to the ceiling, wall mounted air conditioning unit and radiator.

Kitchen

With two double glazed windows to the front, a modern fitted kitchen in a range of high gloss wall and base units with light wood effect work surfaces, stainless steel sink and drainer with hot and cold filtered water tap, integral Neff double oven and gas Neff hob with stainless steel extractor fan over, integrated fridge, freezer and dishwasher, space for washing machine and dryer, tiling to the walls and coving to the ceiling.

First Floor Landing

With stairs rising from Entrance Hall, feature oak and glass balustrade, radiator and coving to the ceiling.

Bedroom One

With double glazed double doors opening to the balcony overlooking the marina, built in walk in wardrobe, fitted double sliding front wardrobe, coving to the ceiling, radiator, wall mounted air conditioning unit and door to:-

En Suite

With obscured double glazed window to the side, inset ceiling lights, extractor fan, chrome heated towel rail, walk in shower cubicle, wash hand basin with vanity unit, wc, wall mounted mirror cabinet and coving to the ceiling.

Bedroom Two

With double glazed window to the front, radiator and coving to the ceiling.

Bedroom Three

With double glazed window to the front, loft access point and coving to the ceiling.

Shower Room

With obscured double glazed window to the rear, walk in double shower cubicle, chrome heated towel rail, wc, double sink with vanity unit, wall mounted mirror front cabinet, inset ceiling lights and extractor fan.

Attached Garage

With electric roller door, workshop space, loft access above, double glazed door and window to rear garden, power, light and internal door to Kitchen.

Outside

Property benefits from a generous extended resin driveway to the front providing off road parking for multiple vehicles, access to the attached garage and access to the front door, with the added benefit of outside light, outside tap and an EV charging point. Being a particular feature of this property is the south facing and low maintenance garden, with patio leading to an enclosed new composite decking area, premium artificial grass and gated access to the private mooring situated directly to the rear. The garden additionally benefits from an electric sun awning, outside light and an outside tap.



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welcome to

Park Lane, Burton Waters, Lincoln

- HIGHLY DESIRABLE & REAR SOUTH-FACING PLOT WITH PRIVATE MOORING
- LARGE PLOT FOOTPRINT WITH DRIVEWAY PARKING FOR UP TO FOUR VEHICLES
- RECENTLY REFURBISHED & TURN-KEY READY
- OAK INTERNAL DOORS & OAK & GLASS STAIRCASE
- INTEGRATED GENEROUS GARAGE WITH ELECTRIC DOOR

Tenure: Leasehold

EPC Rating: D

Council Tax Band: C

Service Charge: 1789.28

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.

£365,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

LCR123986 - 0004

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