



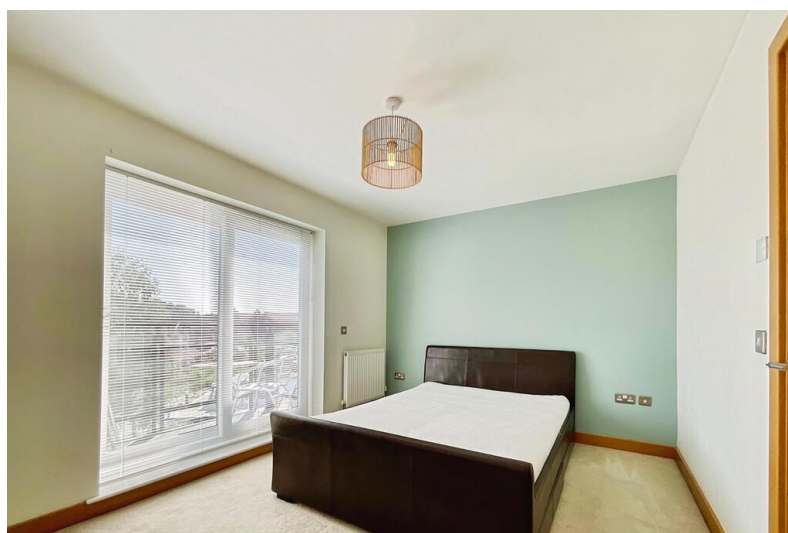
4 The Quays

Burton Waters, LN1 2XG

£1,300 pcm

THREE BALCONIES, MARINA VIEWS, AVAILABLE NOW!

The property offers modern accommodation arranged over three floors, briefly comprising of a Reception Hallway and WC, with stairs rising to the First Floor. The First Floor provides an impressive Open Plan Living, Kitchen and Dining Area with access to a spacious Balcony overlooking the Marina. To the Second Floor there are Two Bedrooms and a Bathroom.



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LOCATION

The Quays forms part of Burton Waters, a popular Marina development situated to the west of Lincoln. Burton Waters is a popular Marina and residential development situated just west of Lincoln, set alongside the Fossdyke Navigation and surrounded by Lincolnshire countryside. The development centres around approximately 15 acres of water and offers a range of facilities including waterside shops, restaurants, bars and pubs, together with the nearby David Lloyd leisure facilities. The marina also provides boat moorings, day-boat hire and direct access to the Fossdyke, providing opportunities to explore the waterways towards Lincoln or the surrounding countryside. A towpath and cycle route also provide access towards Lincoln City Centre, which is approximately three miles away, with the Cathedral Quarter, Castle and High Street all within easy reach.

ACCOMMODATION

Three Storey, Two Bedroom Town House is situated within the popular Marina development of Burton Waters. The property offers well presented accommodation throughout, with the Reception Hallway providing access to the WC and stairs leading to the main living accommodation. The First Floor features an Open Plan Living, Kitchen and Dining Area with access to a spacious balcony overlooking the Marina. To the Second Floor there are Two Bedrooms and a Bathroom, with Bedroom One also benefiting from balcony access and views across the Marina.

OUTSIDE

The property benefits from two allocated parking spaces and three balconies. The spacious balcony accessed from the Open Plan Living, Kitchen and Dining Area overlooks the Marina, with a second more private balcony and a further balcony accessed from Bedroom One, also enjoying views over the Marina.

RENT AND DEPOSIT

The asking Rent for the property is £1,300.00 per calendar month and the Tenancy Deposit is £1,500.00 (equal to 5 weeks' rent). The Holding Deposit for this property is £300.00.

ASSURED PERIODIC TENANCY

The property will be let on an assured periodic tenancy (rolling monthly). The landlord is seeking a tenant for longer-term occupation.

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/>

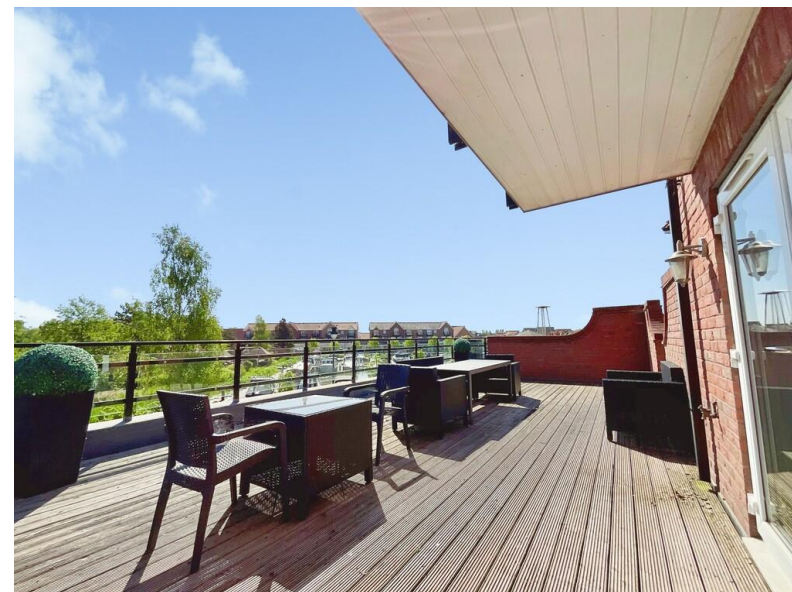
VIEWINGS

By prior appointment through Mundys.

THE RENTERS RIGHTS ACT 2025

New legislation was implemented in May 2026 and affects existing and new tenants. 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>

- Modern Marina Development
- 24hrs Security & Gated Development
- Ground Floor Entrance & WC
- 1st Floor Open Plan Living Kitchen
- 2nd Floor 2 Bedrooms & Bathroom
- Furnished Let
- Council Tax Band - C (West Lindsey District Council)
- EPC Energy Rating - C
- Gas Central Heating
- Balcony Overlooking the Marina



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

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