

RPRS

CONTACT

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FOR SALE

£425,000

Modern Four Bedroom Townhouse with Mooring in Burton Waters

ADDRESS

7 Ellisons Quay,
Burton Waters,
Lincoln
LN1 2GG

SIZE

167.72 m² (1,805 ft²)
Approx. gross internal floor area

KEY FEATURES

- + Four bedroom townhouse
- + Gated marina development
- + Overlooks marina
- + Kitchen diner
- + Two balconies
- + Integrated garage
- + Boat mooring
- + Rear garden
- + Driveway
- + On site security
- + EPC – C
- + Leasehold

OVERVIEW

This property offers a rare opportunity to acquire a large, flexible, and modern marina side townhouse within one of Lincolnshire's most desirable gated developments. With four bedrooms, multiple balconies, waterside views, mooring access, and generous accommodation across three floors, it is ideally suited to families, professionals, and buyers seeking a secure lifestyle setting with excellent amenities and transport links.

The property comprises an entrance hallway providing access to a ground floor bathroom, kitchen/utility room and garden room. The first floor comprises an open plan living space including lounge, kitchen and dining space, a shower room and a bedroom (which could be used as another reception room). The top floor comprises three bedrooms with the master bedroom having ensuite facilities and overlooks the marina, and a further bathroom. Externally, there is a driveway and rear garden as well as two balconies (1st and 2nd floor) with marina views. There is boat mooring included on the marina to the rear.

LOCATION

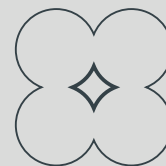
Located on a quiet residential quay overlooking the marina, the property forms part of the highly sought after 140 acre Burton Waters development, known for its 24 hour manned security, CCTV, landscaped communal areas, and direct access to the Foss Dyke canal. On site amenities include cafés, restaurants, retail units and a David Lloyd leisure club.

Excellent transport links are available, with convenient access to the A1, A57, A46 and wider road network connecting to Lincoln, Newark, Nottingham and beyond. Lincoln railway station offers regular services to London, Sheffield and regional destinations. The combination of waterside living, nearby amenities and excellent connectivity makes Burton Waters one of Lincoln's most sought after residential locations.

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ACCOMMODATION

Ground	35.35 m ²	380 ft ²
First	81.12 m ²	873 ft ²
Second	51.25 m ²	551 ft ²
TOTAL	167.72 m²	1,805 ft²

Approx. gross internal floor area

SERVICES

We are advised that the property has mains electricity, gas and water.

No services or appliances have been tested by RPRS. Interested parties should make their own investigations.

COUNCIL TAX

The property is considered a E rating by West Lindsey Council. Interested parties should make their own investigations.

TENURE

Leasehold - approx. 972 years remaining
Ground rent - TBC
Service charge (2026) - £1789.28

GUIDE PRICE

£425,000

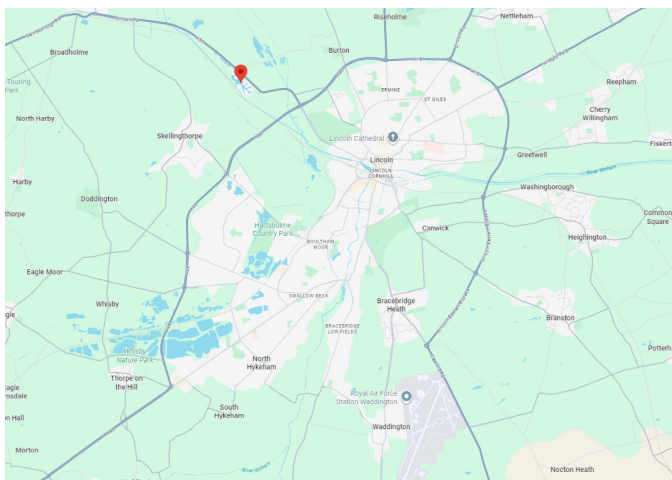
VIEWING

Please contact sole selling agents:

RPRS - 0203 148 7500 - property@rprs.co.uk



FLOOR PLANS



Energy Performance Certificate (EPC)
Full details available upon request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Interested parties must satisfy themselves as to the accuracy of the descriptions given and any floor plans shown in these particulars, by inspection or otherwise. These particulars are believed to be correct, but the accuracy is not guaranteed, and they do not constitute any part of the offer or contract. RPRS Group Ltd, their clients and joint agents have no authority to make or give any representation or warranty whatsoever in relation to this property. No responsibility is taken for any error, omission, misstatement or use of data shown. All measurements, areas and distances are approximate only. These particulars must not be relied upon as statements or representations of fact and are for guidance purposes only. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. Fixtures, fittings and other items are not included unless specified in these particulars. Figures in these particulars may be subject to additional VAT.