



19 Marine Approach

Burton Waters, Lincoln, LN1 2WW



Book a Viewing!

£330,000

A modern three storey waterside home located within the exclusive Marina Development of Burton Waters close to the Cathedral City of Lincoln. The property offers flexible living accommodation to briefly comprise of Entrance Hallway, Inner Hallway, Bedroom four/Sitting Room, Utility Room and Shower Room. The First Floor Landing leads to the Lounge with balcony, Kitchen/Diner and Separate WC. The Second Floor Landing leads to Bedroom one with En-Suite Shower Room and balcony, two further Bedrooms and a Bathroom. The property has an Integral Garage and a garden to the rear with waterside views and a private mooring. Viewing of the property is recommended. NO CHAIN.





SERVICES
All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Leasehold.

LEASEHOLD
Length of Lease - TBC
Years Remaining on Lease - TBC
Annual Service Charge Amount – TBC

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

VIEWINGS - By prior appointment through Mundys.





LOCATION

Burton Waters is an exclusive Marina and residential development laying just to the West of the Cathedral City of Lincoln. Quality, style and security are at the forefront, including 24-hour manned security station with CCTV. Facilities on the site include shops, solicitors, the Woodcocks pub and restaurant, Harbour Lights floating restaurant, Indian restaurant, beauticians and the David Lloyd Sports Centre adjacent to Burton Waters. The development offers a serene lifestyle with easy access to water based activities, making it a desirable place for those who enjoy boating and waterfront living. The historic Cathedral City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste College.



HALL

With staircase to the first floor and radiator.

INNER HALLWAY

BEDROOM 4

11' 10" x 10' 4" (3.62m x 3.17m) With double glazed French doors to the rear garden, laminate flooring and radiator.



SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wall mounted wash hand basin, part tiled walls and radiator.

UTILITY ROOM

Fitted with a range of wall and base units with work surfaces over, integrated fridge, space for washing machine, stainless steel sink with side drainer and mixer tap over, tiled splashbacks, radiator and door to the rear garden.

FIRST FLOOR LANDING

With staircase to the second floor and radiator.

LOUNGE

17' 1" x 12' 0" (5.22m x 3.66m) With double glazed window to the rear aspect, double glazed sliding door to the balcony, gas fire inset within a feature fireplace and radiator.



KITCHEN/DINING ROOM

17' 0" x 10' 5" (5.19m x 3.19m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, eye level electric oven, gas hob with extractor fan, integrated dishwasher, fridge and freezer, tiled splashbacks, laminate flooring, double glazed window to the front aspect and radiator.

CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, part tiled walls, radiator and double glazed window to the front aspect.



SECOND FLOOR LANDING

With airing cupboard and radiator.

BEDROOM 1

17' 1" x 12' 4" (5.23m x 3.78m) With double glazed sliding doors to the balcony and two radiators.

EN SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, part tiled walls and radiator.

BEDROOM 2

11' 8" x 8' 7" (3.56m x 2.63m) With double glazed window to the front aspect and radiator.

BEDROOM 3

8' 1" x 7' 8" (2.47m x 2.34m) With double glazed window to the front aspect and radiator.

BATHROOM

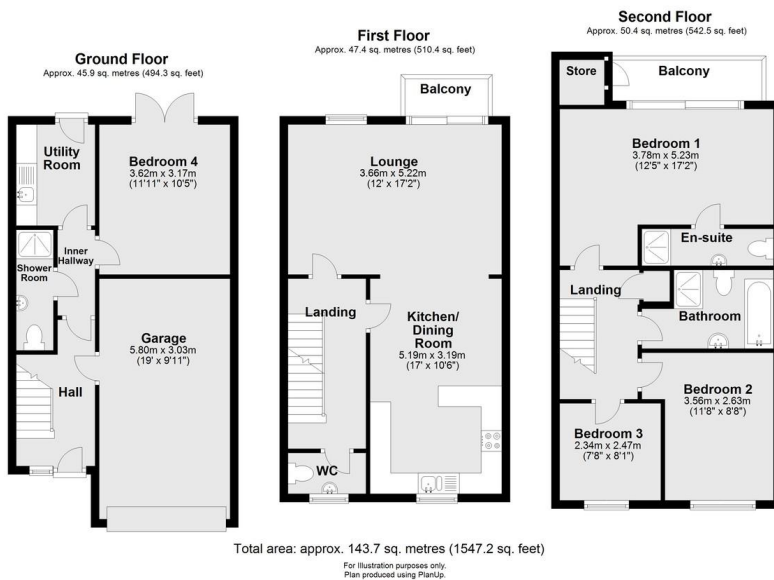
With four piece suite comprising of panelled bath, shower cubicle, close coupled WC and pedestal wash hand basin, towel radiator and part tiled walls.

OUTSIDE

To the front of the property there is a driveway providing off road parking and giving access to the Integral Garage. To the rear of the property there is a paved seating area, lawned garden and a path down to the mooring.

GARAGE

With up and over door to the front, personal door to the Hall, wall mounted gas fired central heating boiler, light and power



WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CMH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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