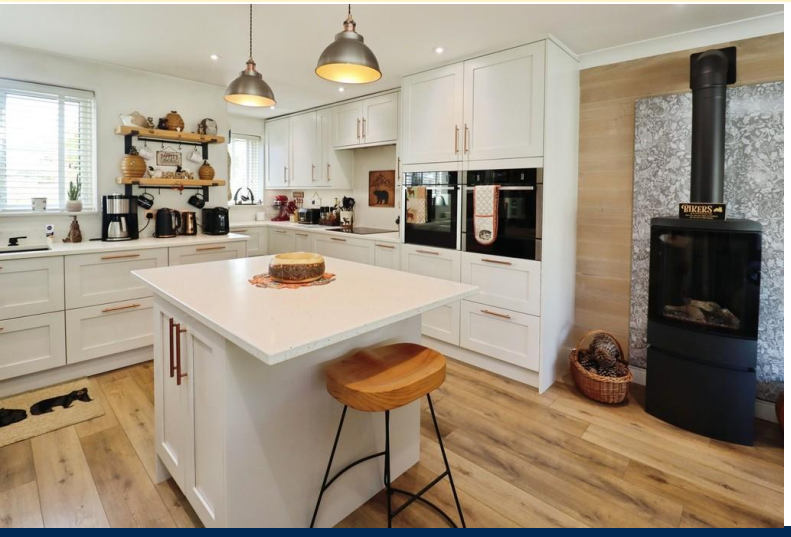
113 Park Lane,

Burton Waters, LN1 2UZ

Book a Viewing!

OFFERS OVER £350,000

Positioned on the outskirts of the highly desirable and securely gated Burton Waters development, this exceptional Three Bedroom Link Semi Detached Residence has been thoughtfully upgraded to an outstanding standard, offering immaculate accommodation with a perfect blend of contemporary style and practical luxury. The welcoming Entrance Hall leads to a Cloakroom/WC, a beautifully refitted high specification Kitchen with integrated appliances, a spacious Lounge/Diner with bi-fold doors opening onto the landscaped rear garden, creating an ideal space for both everyday living and entertaining. To the first floor, the Landing provides access to three well proportioned Bedrooms, including a superb principal Bedroom with a private balcony overlooking the garden and a luxurious refitted En-Suite Shower Room, together with a stylish Family Bathroom. Occupying a private plot with an impressive wide frontage, the property benefits from ample driveway parking leading to a larger than average Garage, while the beautifully landscaped front and rear gardens provide attractive, low maintenance outdoor spaces. This is a truly special home in a prestigious and discreet setting; early viewing is essential to fully appreciate the calibre and location on offer.



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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 Lincoln Bishop University.

ACCOMMODATION

HALL
With staircase to the first floor, LVT flooring, tall designer radiator and double glazed window to the front aspect.

CLOAKROOM/WC
With close coupled WC and wall mounted wash hand basin, towel radiator, part tiled walls, LVT flooring and double glazed window to the front aspect.

LOUNGE/DINER
20' 4" x 9' 10" (6.20m x 3.00m) With double glazed bi-fold doors opening onto the rear garden, feature gas stove, ceiling fan, LVT flooring and tall designer radiator.

KITCHEN
18' 0 (max)" x 13' 10" (5.49m x 4.24m) Refitted with a stylish range of wall and base units with work surfaces over, undermount sink with mixer tap over, integrated Neff dishwasher, twin eye level Neff electric ovens with warming drawer, Neff induction hob with extractor fan over, space for American fridge freezer, central island with wine cooler and breakfast bar, spotlights, downlighters, LVT flooring and two double glazed windows to the front aspect.

FIRST FLOOR LANDING
With LVT flooring and radiator.

BEDROOM 1
11' 8" x 10' 7" (3.58m x 3.24m) With double glazed sliding patio doors leading onto a balcony, LVT flooring, storage cupboard and radiator.

EN-SUITE SHOWER ROOM
Fitted with a three piece suite comprising of shower cubicle with rainfall shower head, wash hand basin in a vanity style unit with storage beneath and close coupled WC, part tiled walls, LVT flooring, spotlight, towel radiator and double glazed window to the side aspect.

BEDROOM 2
11' 9" x 10' 1" (3.59m x 3.09m) With double glazed window to the front aspect, LVT flooring and radiator.

BEDROOM 3
10' 5" x 8' 0" (3.18m x 2.45m) With double glazed window to the front aspect, LVT flooring and radiator.

BATHROOM
Refitted with a luxurious four piece suite comprising of freestanding bath tub, shower cubicle, wash hand basin in a vanity style unit with storage beneath and close coupled WC, part tiled walls, tiled flooring with underfloor heating, spotlights, chrome towel radiator and double glazed window to the rear aspect.

OUTSIDE
To the front of the property is a beautifully landscaped front garden with gravelled areas and mature decorative shrubs inset. A driveway provides ample off-street parking and access to the larger than average garage. The garage has a remotely operated electric up-and-over door to the front, personnel doors to the front and rear, light and power. The enclosed rear garden is a true delight ideal for relaxing or entertaining, with gravelled areas, composite decked seating areas, raised stocked borders and a true feeling of privacy. There is a remotely operated watering system for both the front and rear gardens.

LEASEHOLD INFORMATION

Length of Lease - TBC
Years Remaining on Lease - TBC
Annual Ground Rent - £ TBC
Ground Rent Reviewed - Annually in TBC
Annual Service Charge Amount - £ TBC
Service Charge Reviewed - Annually in TBC

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

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating. The heating system has been completely replaced in the last few years and can be remotely monitored and accessed.

EPC RATING – C.

COUNCIL TAX BAND – C (West Lindsey DC).

TENURE - Leasehold.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

VIEWINGS - By prior appointment through Mundys.

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
https://www.mundys.net/referrals/

BUYING YOUR HOME
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 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.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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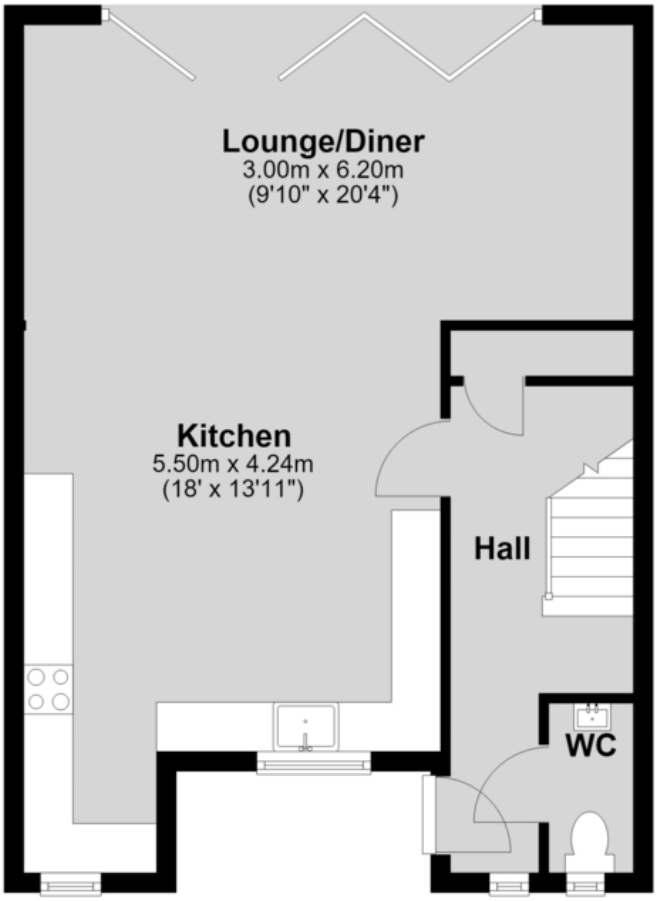
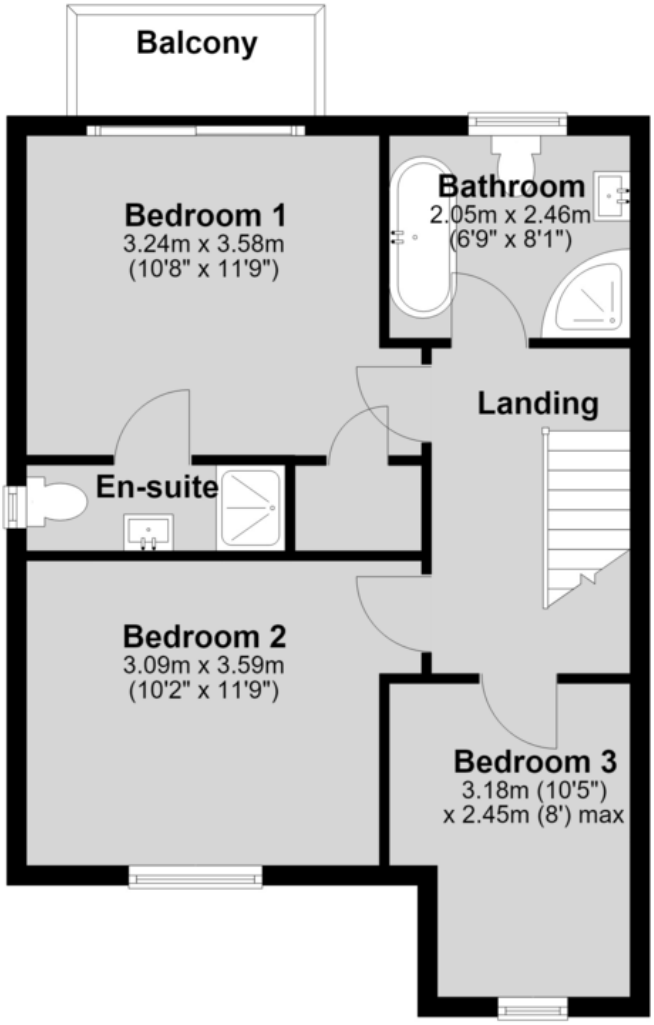
Ground Floor
Approx. 49.9 sq. metres (536.7 sq. feet)



First Floor
Approx. 59.6 sq. metres (641.1 sq. feet)
(excluding Balcony)



Total area: approx. 109.4 sq. metres (1177.7 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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

The Property Ombudsman

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