

01522 504304

1 Mint Lane, Lincoln, LNI 1UD

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JHW *home*



74 Park Lane, Burton Waters, Lincoln

£284,950



- ▶ Exclusive marina development
- ▶ 3/4 bedroom, three storey townhouse
- ▶ Mooring & waterfront garden
- ▶ Secure barrier entry & 24 hour security
- ▶ Panoramic marina views



4



1



3



DESCRIPTION

This four bedroom modern three storey townhouse situated on the exclusive Burton Waters marina development benefits from its own waterfront garden with mooring and panoramic views across the marina. The property further benefits from spacious and well maintained living accommodation spread over three floors comprising briefly of entrance hall, shower room, utility, and sun room / bedroom four to the ground floor, open plan living / kitchen diner with balcony overlooking the marina and WC to the first floor, master bedroom with en-suite and balcony, two further bedrooms and family bathroom to the second floor. The property further benefits from a driveway, integral garage, waterfront garden with mooring, secure barrier entrance system and manned 24 hour security.

ACCOMMODATION**Ground Floor****Entrance Hall**

uPVC double entrance door and window to front elevation, stairs rising to first floor, coving to ceiling, radiator, door leading to garage.

Garage 5.64m x 3.03m

The garage has been converted into an office / store room with useful storage cupboard and houses the central heating boiler, but could be changed back to its former use if required.

Shower Room

Low level WC, wash hand basin, fitted shower cubicle, half tiled walls, tiled floor, coving to ceiling, extractor, radiator.

Utility 2.43m x 1.89m

Double glazed entrance door providing access to rear garden, stainless steel drainer sink inset to preparation work surfaces with matching base and eye level units comprising of cupboards and drawers, tiled splash backs, space and plumbing for washing machine and tumble dryer, tiled flooring, coving to ceiling, radiator.

Sun Room / Bedroom Four 3.60m x 3.18m

Double glazed French doors opening onto patio, coving to ceiling, radiator.

First Floor Landing

Staircase rising to second floor, coving to ceiling, radiator.

Open Plan Living / Kitchen Diner**Kitchen Area 5.45m x 3.15**

Double glazed window to front elevation, one and a half stainless steel drainer sink, inset to preparation work surface with a range of matching base and eye level units comprising of cupboards and drawers, complimentary tiled splash backs, integrated four ring gas hob with extractor over, integrated double oven, dishwasher, fridge and freezer, space for further fridge freezer, wood effect flooring, coving to ceiling, radiator and archway opening into:

Living Area 5.20m x 3.64m

Double glazed sliding doors opening onto balcony, double glazed window to rear elevation, gas fire set to hearth with decorative surround and mantle over, coving to ceiling, radiator.

WC

Double glazed window to front elevation, low level WC, wash hand basin, tiled flooring, half tiled walls, coving to ceiling, radiator.

Second Floor Landing

Loft access, airing cupboard housing hot water cylinder and shelving, coving to ceiling, radiator.

Bedroom One 5.17m x 2.80m (max)

Double glazed windows to rear elevation and sliding door opening onto balcony, wood effect flooring, two radiators, coving to ceiling and door leading to:

En Suite

Low level WC, pedestal wash hand basin, fitted shower cubicle, tiled flooring, half tiled walls, extractor, coving to ceiling, radiator.

Bedroom Two 3.56m x 3.18m (max)

Double glazed window to front elevation, wood effect flooring, coving to ceiling, radiator.

Bedroom Three 2.47m x 2.33m

Double glazed window to front elevation, coving to ceiling, radiator.

Bathroom 2.47m x 2.33m

Low level WC, pedestal wash hand basin, bath with shower attachment, separate shower cubicle, heated towel rail, tiled flooring, half tiled walls, extractor, coving to ceiling, extractor.

OUTSIDE

To the front elevation is a double driveway providing off street parking and a covered porch area, whilst to the rear is a paved patio area, artificial lawned garden with decorative shrubs and borders, fenced perimeter and gated access to the mooring.

TENURE

Leasehold - 999 years from 2002

Maintenance and Security charge for 2016 - £904.40

Mooring Charge for 2016 - £1155.95

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

LOCAL AUTHORITY

West Lindsey - 01427 676676

COUNCIL TAX

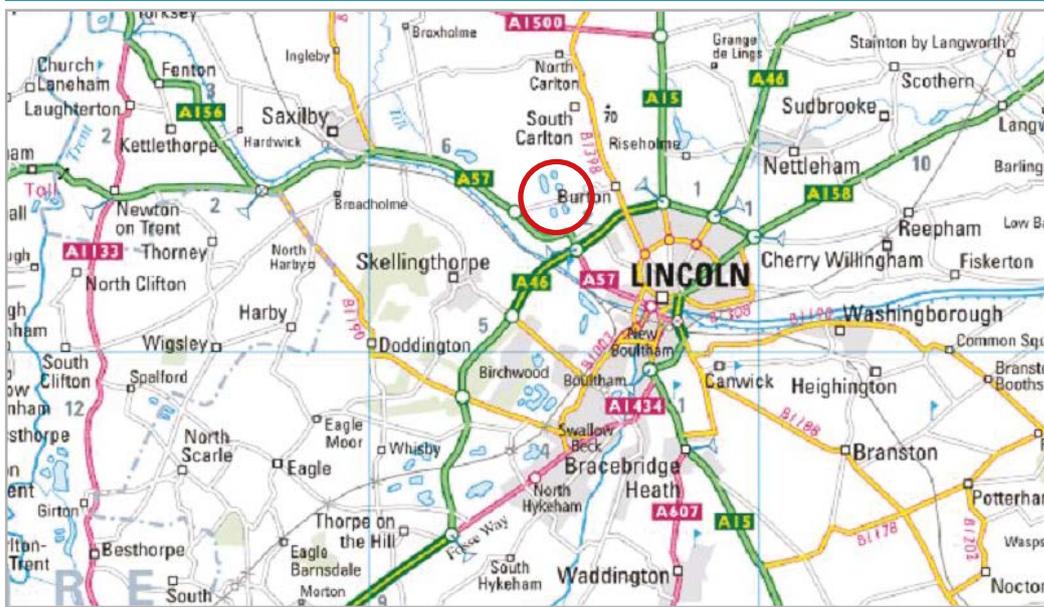
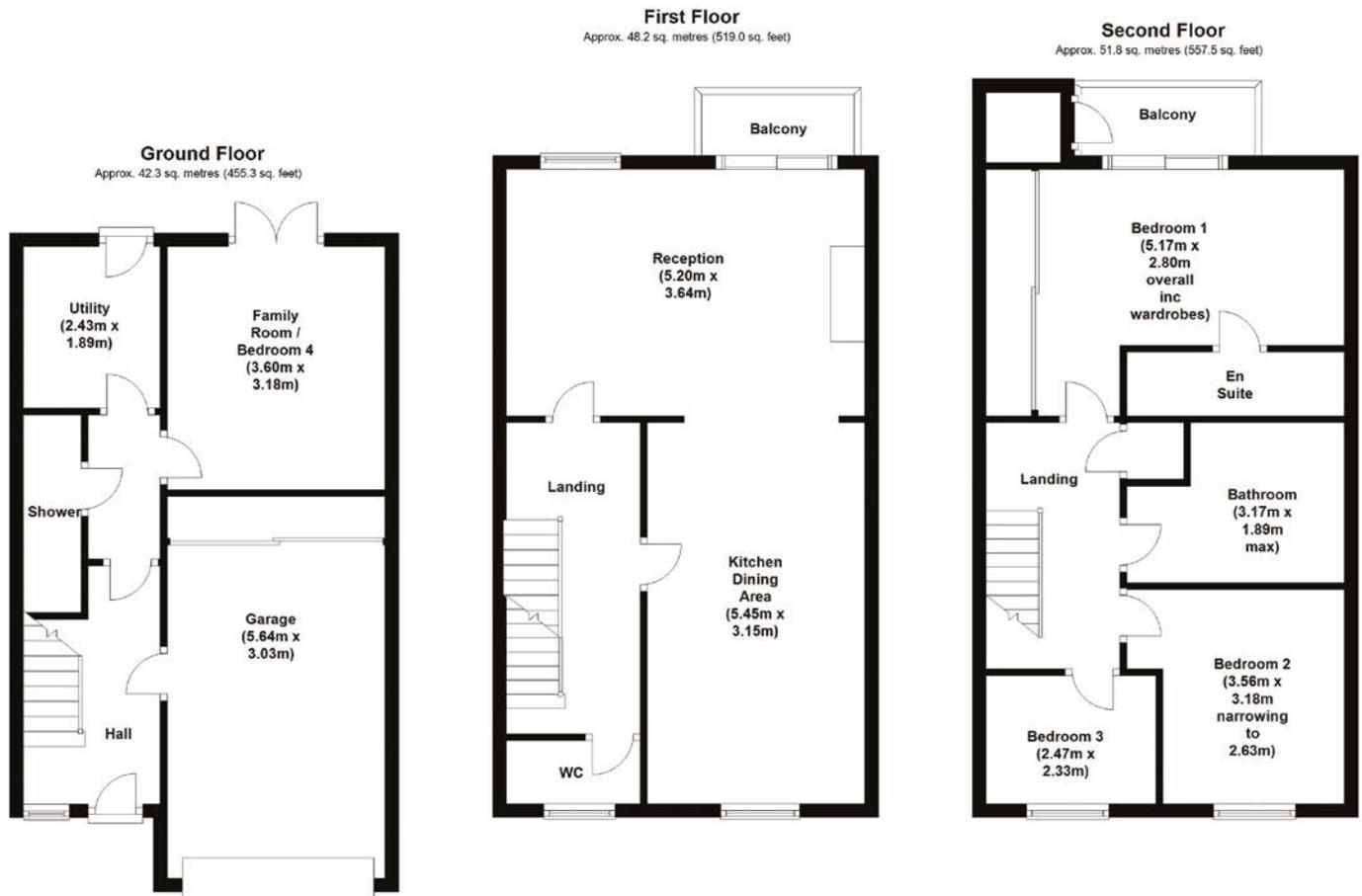
Band D

AGENT

James Drabble

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Energy Performance Certificate			
74, Park Lane, Burton Waters, LINCOLN, LNI 2WP		Reference number: 8206-6255-5929-5996-8833	
Dwelling type: Mid-terrace house	Date of assessment: 15 August 2017	Type of assessment: RDSAP: existing dwelling	Total floor area: 125 m ²
Use this document to:			
* Compare current ratings of properties to see which properties are more energy efficient			
* Find out how you can save energy and money by installing improvement measures			
Estimated energy costs of dwelling for 3 years:			£ 3,081
Over 3 years you could save:			£ 276
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 286 over 3 years	£ 224 over 3 years	You could save £ 276 over 3 years
Heating	£ 2,274 over 3 years	£ 2,313 over 3 years	
Hot Water	£ 423 over 3 years	£ 269 over 3 years	
Totals	£ 3,081	£ 2,805	
These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.			
Energy Efficiency Rating			
		The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.	
Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£65	£ 129	Available with Green Deal
2 Solar water heating	£4,000 - £8,000	£ 150	Available with Green Deal
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 855	Available with Green Deal
To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.			

Need to know more??

Give one of the team a call on 01522 504304 or pop in for a chat and a cuppa



Money talks...

Whilst we are not here to sell mortgages, if you would like to have some free, fully independent mortgage advice we know a man who can!



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