

Park Lane

Burton Waters

MOUNT & MINSTER

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GUIDE PRICE £200,000 TO £225,000 A neatly proportioned and open-plan home with a low-maintenance garden and useful garage, situated in this ever-popular and premium development with secure gated access and sought-after amenities on the doorstep.

INTRODUCTION

Two bedroom home situated in the sought after Burton Waters Marine Development, accommodation briefly comprises of Entrance hall, downstairs WC, open plan kitchen/living room. To the first floor there are two double bedrooms, en suite bathroom and shower room. Outside there is a utility room. garage and off road parking. The property further benefits from a rear enclosed southerly facing garden, and being sold with no onward chain.

OUTSIDE

To the front the property is approached via a driveway which provides off road parking and leads to the single attached garage which also benefits from an external utility room which has space and plumbing for a washing machine and also houses the boiler. To the rear there is an enclosed patio garden with decorative low maintenance graveled area. The garden looks out onto open views of the Fossdyke canal beyond.













LOCATION

Burton Waters is one of Lincolnshire's most distinctive residential settings, combining contemporary waterside living with the tranquillity of a purpose-built inland marina. Set around landscaped waterways and adjoining the historic Fossdyke Navigation, the development offers an attractive mix of waterside walks, marina activity, restaurants, shops and services, creating a relaxed and highly individual environment just a short distance from Lincoln. The nearby Cathedral City is renowned for its striking Cathedral and Castle, together with the cobbled streets of the historic Uphill quarter, independent boutiques, restaurants, cafés and a wide range of cultural and leisure facilities.

The location is also particularly convenient for commuters and those travelling further afield. Lincoln city centre and railway station are easily accessible, providing regular rail services to destinations including Newark, Nottingham, Sheffield and London, with additional mainline connections available from Newark Northgate. Road links are equally convenient, with the A46 providing access towards Newark, the A1 and the wider regional road network, while the A57 offers routes towards Gainsborough and the north. Combined with attractive surrounding countryside, riverside and canal-side walks and Lincoln's extensive amenities close at hand, Burton Waters offers an excellent balance of lifestyle, accessibility and setting.

METHOD OF SALE

For sale by private treaty.

TENURE
Leasehold with 999 years from 2000
Burton Waters charge £1789.28 for the year 1st Jan 2026 to 31st Dec 2026 which includes 24/7 security and landscaping maintenance.

ENERGY PERFORMANCE CERTIFICATE
EPC Rating: C

COUNCIL TAX BAND
Council Tax Band: C
West Lindsey District Council

VIEWINGS
By prior arrangement with the Sole Agents (01522 716204).

PARTICULARS
Drafted following clients' instruction of September 2026.

ADDITIONAL INFORMATION
For further details, please contact Ellen Norris at Mount & Minster:
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