



**Ellisons Quay, Burton Waters,
Lincoln**

01 250 800


MARTIN&CO

Ellisons Quay, Burton Waters,
Lincoln

House - Semi-Detached
2 Bedrooms, 2 Bathroom

£1,250 PCM

Date Available: 6th January 2025

Deposit: £1,442

Furnished

- Fully Furnished Let
- Exclusive Development
- 24hrs Gated Security
- Views Overlooking the Marina
- Two Ensuite Bedrooms
- Allocated Parking for Two Vehicles
- EPC Rating - C
- Council Tax Band - C

****FULLY FURNISHED**** Two bedroom semi-detached duplex home positioned within the gated Marina Development of Burton Waters. Comprising internally of a lounge diner with balcony overlooking the marina, fitted kitchen with a range of appliances, two ensuite bedrooms and a further separate cloakroom.



****FULLY FURNISHED**** Two bedroom semi-detached home positioned within the gated Marina Development of Burton Waters. Comprising internally of a lounge diner with balcony, fitted kitchen with a range of appliances, two ensuite bedrooms and a further separate cloakroom. Externally overlooking the marina with allocated parking for two vehicles and gardens. You will have access rights to the garage but not for storage purposes, the rear office is not included within the let.

Burton Waters is a prestige development with a Marina and amenities including a 24 hour security with CCTV. Amenities include the Woodcocks pub and restaurant, shops, solicitors and access to the David Lloyd Sports Centre.

Pets may be considered on a case by case basis. Unfortunately we cannot accept smokers on this property.

Length of tenancy - 6 or 12 months initial tenancy.

EPC Rating - C
Council tax band - C - West Lindsey
Mobile (based on calls indoors) - O2, Vodafone
Broadband (estimated speeds) - 5mbps (Standard), 80mbps (Superfast), 1000mbps (Ultrafast)
Satellite & Cable TV Availability - BT, Sky, Virgin



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



Approximate total area⁽¹⁾

163.94 m²
1764.64 ft²

Balconies and terraces

12.07 m²
129.92 ft²

Reduced headroom

8.11 m²
87.3 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.