



**The Quays, Burton Waters**

**£300,000**

  
**MARTIN & CO**

# The Quays, Burton Waters

House - Townhouse

3 Bedrooms, 3 Bathroom

£300,000

Date Available:

Deposit:

null

- Exclusive Development
- Single Garage with Allocated Parking
- En-suite to Master Bedroom
- Views Overlooking the Marina
- 24hrs Gated Security
- No Onward Chain
- LEASEHOLD
- PEPPERCORN GROUND RENT
- SERVICE CHARGE - £1,419.38 PA
- EPC RATING B - COUNCIL TAX BAND C

Three bedroom town house positioned within the gated Marina Development of Burton Waters. Comprising internally of a lounge, kitchen diner, cloakroom, three bedrooms, master with ensuite and a family bathroom. Externally overlooking the marina, allocated parking, single garage and gardens. No chain.



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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.

**LOUNGE**  
17'10" x 14'8"  
PVC French doors leading out to the gated patio area, tiled flooring, two radiators, light fitting, alarm control panel and the Drayton thermostatic control.

**CLOAKROOM**  
6'6" x 3'7"  
Concealed cistern WC and vanity sink, tiled flooring, low level wall tiling, heated towel rail, spot lit ceiling and extractor.

**KITCHEN/DINER**  
17'10" x 16'1" max measurements  
Base and eye level units with a quartz worksurface, matching upstand and a recessed stainless steel sink and drainer grooves. Range of fitted NEFF appliances to include an oven, induction hob, extractor, fridge, freezer, dishwasher and a washer dryer. Spot lit ceiling and separate light fitting, radiator, tiled flooring, PVC French doors and side panels, mains consumer unit and housed iMini combination boiler.

**STAIRS/LANDING**  
Carpet flooring, light fitting, storage cupboard, loft hatch access and a Drayton thermostatic control.

**BEDROOM**  
8'11" x 7'4"  
PVC window, carpet flooring, radiator and a pendant fitting.

**BEDROOM**  
10'11" x 8'8"  
PVC window, carpet flooring, radiator and a pendant fitting.

**BATHROOM**  
7'7" x 5'7"  
Fully tiled room with a three piece suite to include a concealed cistern WC, wall mounted wash basin and a panel bath with mains shower over. Heated towel rail, spot lit ceiling and extractor.

**BEDROOM**  
17'10" x 9'10"  
PVC window and patio doors leading to the balcony overlooking the marina, carpet flooring, two radiators and a pendant fitting.

**ENSUITE**  
10'7" x 3'5"  
Fully tiled room with a three piece suite to include a concealed cistern WC, wall mounted wash basin and a mains fed shower cubicle. Heated towel rail, spot lit ceiling and extractor.

**GARAGE**  
18'6" x 9'9"  
Up and over door to the front aspect, independently fused light and power.

**OUTSIDE**  
Benefitting from a West facing outlook over the Marina with a patio area, planted borders with lighting and secure gating. Accessing from the kitchen diner is a garden being mainly laid to lawn with a patio, lighting, power and water supply.



Energy Efficiency Rating	
Current	Potential
84	94

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	A

Very environmentally friendly - lower CO<sub>2</sub> emissions

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

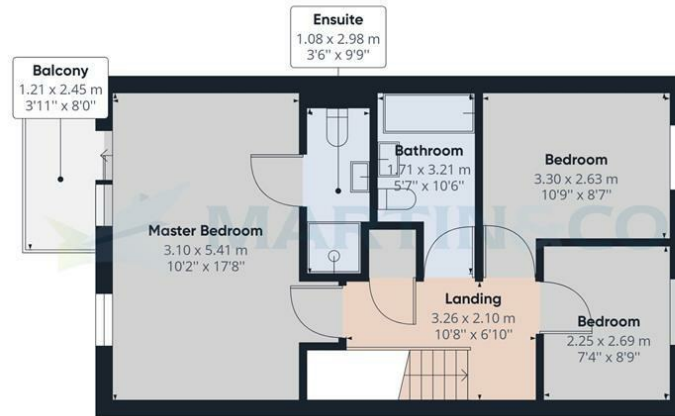
Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2002/91/EC

England & Wales



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

99.37 m<sup>2</sup>  
1069.63 ft<sup>2</sup>

**Reduced headroom**

0.19 m<sup>2</sup>  
1.99 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE 360

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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.