



**Park Lane, Burton Waters, Lincoln**

**£1,400 PCM**

  
**MARTIN&CO**

# Park Lane, Burton Waters, Lincoln

House - Semi-Detached  
3 Bedrooms, 3 Bathroom

£1,400 PCM

Date Available: 10th March 2025

Deposit: £1,615

Unfurnished

- Three Bedrooms
- Popular Location
- Waterfront Position
- Garage with Driveway Parking
- Master Bedroom with Ensuite and Balcony
- Open Plan Living Kitchen/Diner
- West Lindsey District Council - Band C
- EPC - C

Nestled in the picturesque Park Lane of Burton Waters, Lincoln, this modern semi-detached house offers a delightful blend of comfort and elegance. With three well-proportioned bedrooms, this home is perfect for families or those seeking extra space. The property boasts a spacious reception room, ideal for entertaining guests or enjoying quiet evenings with loved ones.

One of the standout features of this residence is its secure gated community, providing peace of mind and a sense of exclusivity. The property also includes two bathrooms, ensuring convenience for all occupants.

Step outside to discover a charming balcony that offers stunning views of the water, creating a serene backdrop for your morning coffee or evening relaxation. For those with a passion for boating, the property includes mooring for a boat, allowing you to fully embrace the waterfront lifestyle.

Additionally, there is parking available for one vehicle, making it easy to come and go as you please. This home is not just a place to live; it is a lifestyle choice, combining modern living with the beauty of nature.

If you are looking for a tranquil yet vibrant community to call home, this property on Park Lane is an exceptional opportunity not to be missed.



Located in the picturesque Park Lane of Burton Waters, Lincoln, this modern semi-detached house offers a delightful blend of comfort and elegance. With three well-proportioned bedrooms, The property boasts a spacious reception room. This residence is in a secure gated community, providing peace of mind and a sense of exclusivity. The property also includes two bathrooms, ensuring convenience for all occupants.

Charming balcony that offers stunning views of the water, For those with a passion for boating, the property includes mooring for a boat, allowing you to fully embrace the waterfront lifestyle.

Additionally, there is parking available for one vehicle, making it easy to come and go as you please.

Property comprises; Entrance Hall, Cloakroom, Open Plan Living Kitchen/Diner, Three Bedrooms, Master with Ensuite and Balcony plus a Family Bathroom. Integral Garage and Driveway Parking with Front and Rear Gardens.

Surcharge applicable to include the mooring pitch of £140pcm

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

Length of tenancy - 12 months tenancy preferred  
Council tax band - C - West Lindsay District Council

Broadband (estimated speeds)  
Standard 4 mbps  
Superfast 75 mbps  
Ultrafast 1000 mbps  
Mobile (based on calls indoors)  
O2 EE Vodafone  
Satellite & Cable TV Availability  
BT Sky



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>85</b>
		<b>73</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.