



3 The Moorings
Burton Waters, Lincoln, Lincolnshire, LN1 2WQ

£205,000

2 Bedroom Town House

- Leasehold
- 2 Double Bedroom Terraced
- Entrance hall, cloakroom/WC, and kitchen.
- Lounge/diner with patio doors to decked with water views
- Mooring with water views; security patrolled.
- Easy access to Lincoln City Centre, A46, and amenities.
- EPC Rating - C, Council Tax Band B

[Click here to access the Energy Performance Certificate for 3 The Moorings, Burton Waters, Lincoln, Lincolnshire, LN1 2WQ](#)



Overview

This impressive two double bedroom terraced home is situated in the highly sought-after Marina Development in Burton Waters, west of Lincoln City. The location provides excellent access to Lincoln City Centre, the A46 relief road, and an array of local shops, services, and amenities, many within easy walking distance.

Built to a high specification, the accommodation includes an Entrance Hall, a WC, Kitchen, and a Lounge/Diner with patio doors leading to the decked area and mooring. The first floor features two spacious Double Bedrooms and a Shower Room.

Additional features include gas central heating, uPVC double glazing, a driveway, and a garage currently set up and used as a utility room. The property also benefits from a mooring with water views. The development is security patrolled, and a viewing is highly recommended to fully appreciate the accommodation and location.

Please note - We have been advised that the property is Leasehold with 976 years left on the lease and that the cost per annum for ground rent and service charge is approximately £1400. The mooring fee is also estimated to be around £1400pa.





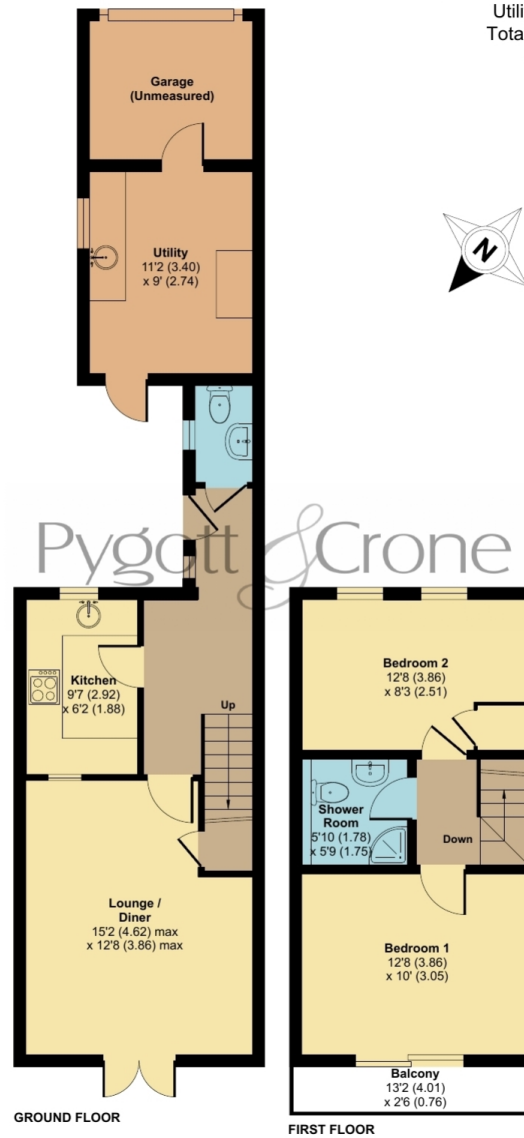
The Moorings, Lincoln, LN1

Approximate Area = 667 sq ft / 61.9 sq m (excludes garage)

Utility = 101 sq ft / 9.4 sq m

Total = 768 sq ft / 71.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Pygott & Crone. REF: 1138134



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3 The Moorings, Burton Waters
is on the market with our Lincoln branch

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