



143 Park Lane  
Burton Waters, Lincoln, Lincolnshire, LN1 2UZ

Offers in the region of  
**£485,000**

## 3 Bedroom Semi-Detached House

- Leasehold
- Executive Three Bedroom Home
- Open Plan Kitchen, Living & Dining Area
- High Specification Throughout
- Family Bathroom & Large En-Suite
- Stunning Waterside Position with Mooring
- 2 Vehicle Private Driveway With Electric Charge Point
- Garage
- EPC Rating - C, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 143 Park Lane, Burton Waters, Lincoln, Lincolnshire, LN1 2UZ](#)



## Overview

**\*\*Location, Location, Location\*\***

Beautifully presented and substantially extended, this impressive home offers luxurious living within one of Lincoln's most sought-after gated communities—Burton Waters. Occupying a generous plot with gated access to private mooring, it enjoys one of the development's finest positions, boasting stunning views across the Marina. This home is perfect for those seeking a tranquil yet vibrant lifestyle

The property has been thoughtfully extended over two storeys to create generous living space both upstairs and down. Stylish and modern throughout, the home is finished to an exceptionally high standard, with standout features that include a bespoke kitchen and a luxurious en-suite bathroom.



The accommodation begins with a bright and welcoming entrance hall, leading to a convenient downstairs WC and a elegant open-plan kitchen, lounge, and dining area. The contemporary kitchen features a stylish central island with a high-quality finish and additional storage. Premium NEFF appliances are seamlessly integrated, including an induction hob with a retractable extractor, two ovens each with warming drawers, a built-in coffee machine, integral wine cooler and integrated dishwasher, washing machine, and tumble dryer—perfectly suited for both everyday living and entertaining.

Upstairs, the principal bedroom boasts access to a private balcony, along with a luxurious en-suite bathroom that also enjoys its own balcony. Both balconies present a picturesque view over the Marina. The en-suite impresses with its unexpected spaciousness and thoughtful, high-quality design, featuring a striking bath perfectly positioned to take in peaceful views over the water—an ideal setting for relaxation. Two further generous bedrooms and a modern family bathroom complete the first floor.



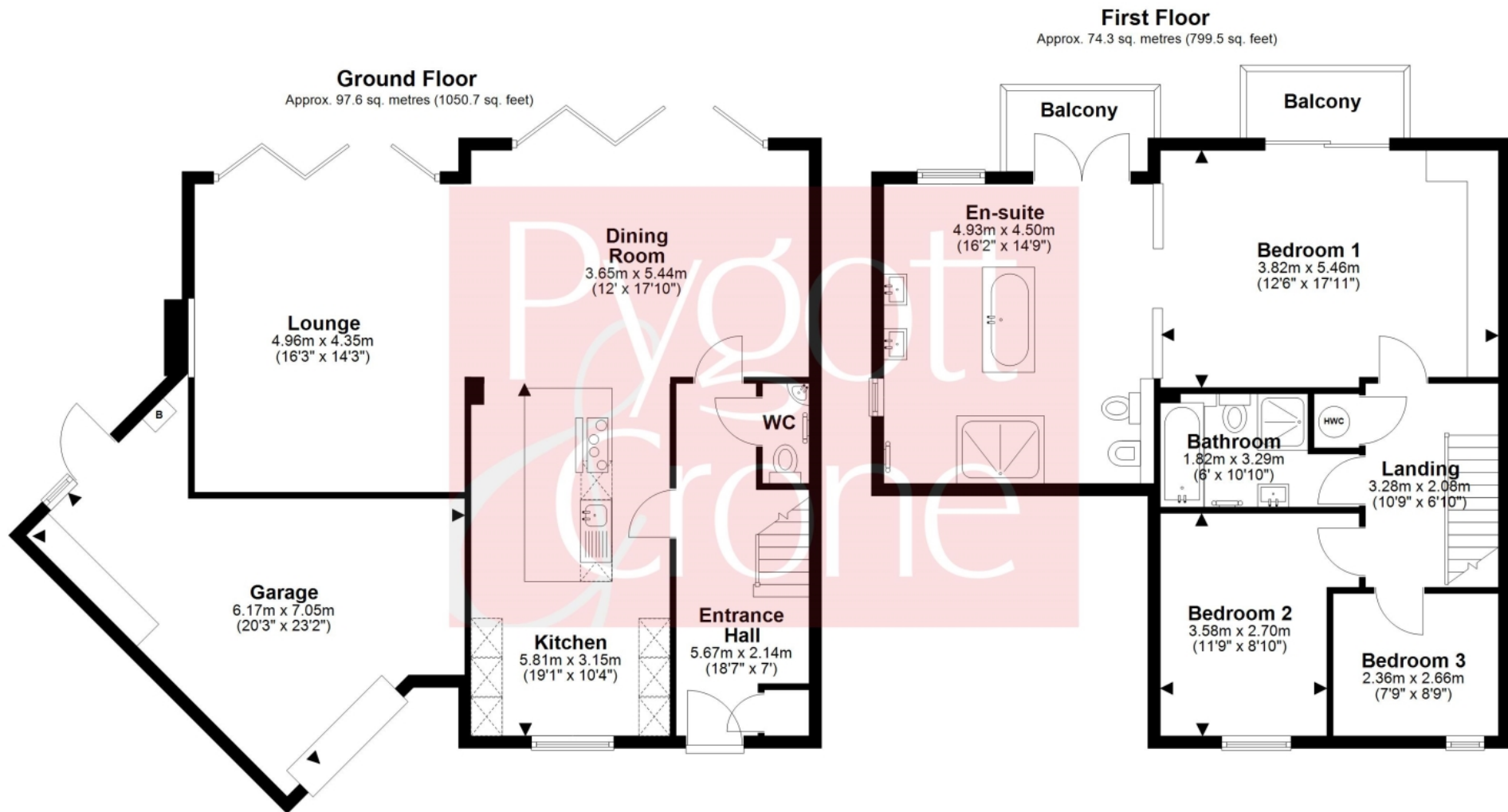
Outside, the property benefits from a larger-than-average rear garden with a lawn and patio area, with gated access to your own private mooring. The driveway offers ample parking for 2 vehicles with an electric charging point & leads to a spacious garage also including generous overhead storage, which is fully boarded and equipped with lighting.

Burton Waters is a unique marina development nestled within over 15 acres of beautiful Lincolnshire countryside. A secure, gated community, which attracts residents thanks to its outstanding amenities and lifestyle benefits. These include 24-hour security, tranquil waterside and countryside views, scenic walking routes rich with local wildlife, and a lively promenade featuring a range of local businesses. One of the highlights is Harbour Lights Cocktail Bar & Restaurant, a popular spot for both residents and visitors.

This property offers not just a home, but a lifestyle. Luxurious, peaceful, and connected to nature, all within easy reach of Lincoln city centre.







Total area: approx. 171.9 sq. metres (1850.2 sq. feet)

Floor plan created by Matte Black Media.  
Plan produced using PlanUp.



## Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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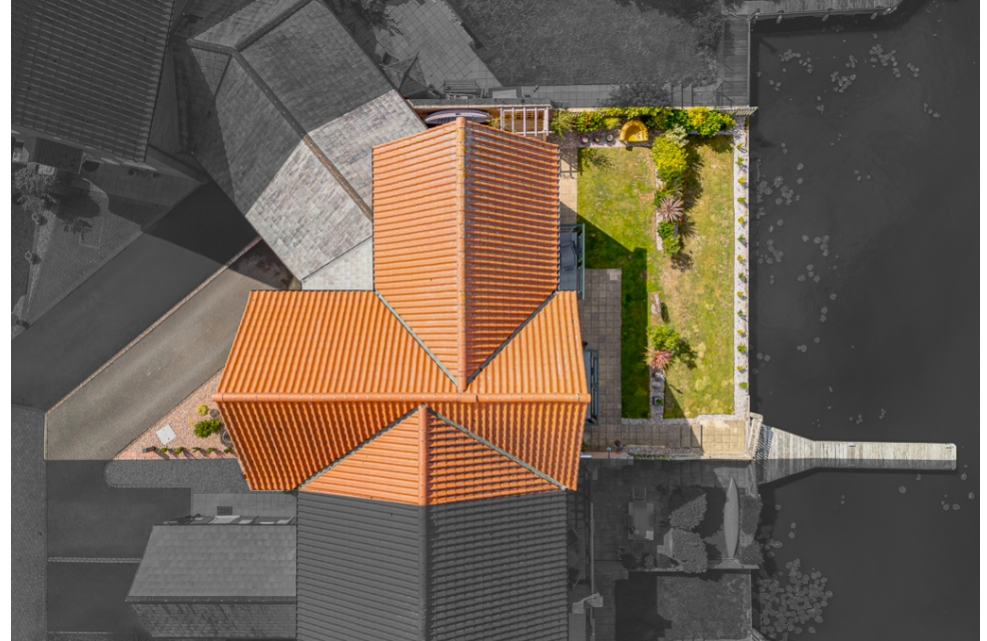
**Bianca van Tonder**  
Mortgage & Protection Adviser

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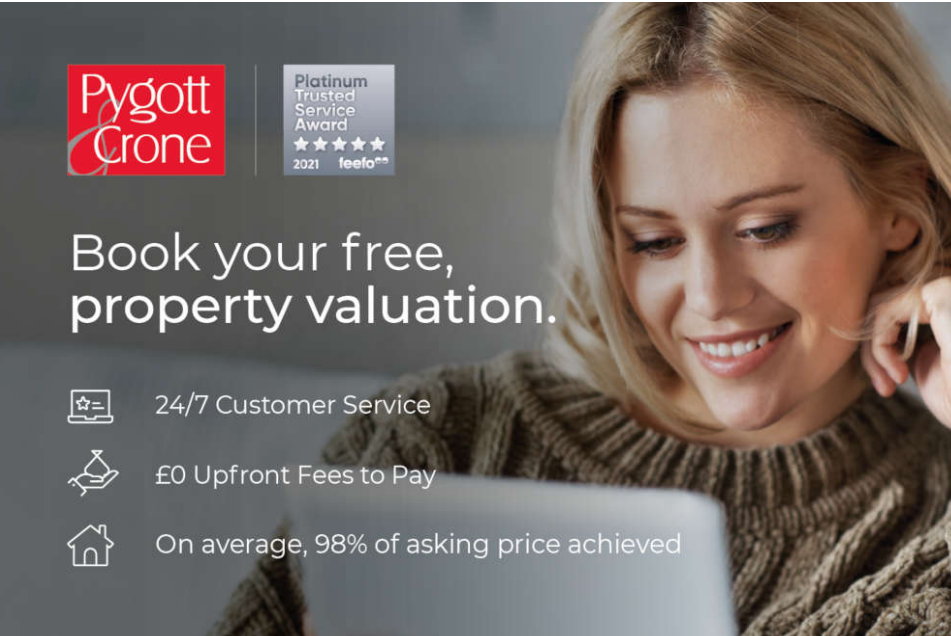
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.














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**143 Park Lane, Burton Waters**  
is on the market with our Lincoln branch

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