



9 Bridge Walk  
Burton Waters, Lincoln, Lincolnshire, LN1 2WR

£395,000

## 3 Bedroom Semi-Detached House

- Leasehold
- Semi Detached House
- 3 Bedrooms
- Superb Position
- South Facing Garden With Mooring
- Modern Family Bathroom & En-Suite
- Open Plan Kitchen Living Space
- Secure Gated Development
- EPC Rating - C, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 9 Bridge Walk, Burton Waters, Lincoln, Lincolnshire, LN1 2WR](#)



## Overview

Located within the prestigious and secure Burton Waters development, this immaculate and extensively enhanced three-bedroom link semi-detached home boasts a highly sought-after south-facing garden and mooring — perfect for those who appreciate waterside living.

The immaculate accommodation comprises of Entrance Hall, Cloakroom/WC, high specification Kitchen with fitted appliances and feature island, Living/Dining Room, Snug and First Floor Landing leading to three Bedrooms, Principal with Balcony overlooking the Marina, En-suite Shower Room to Bedroom 2 and a luxury Family Bathroom.



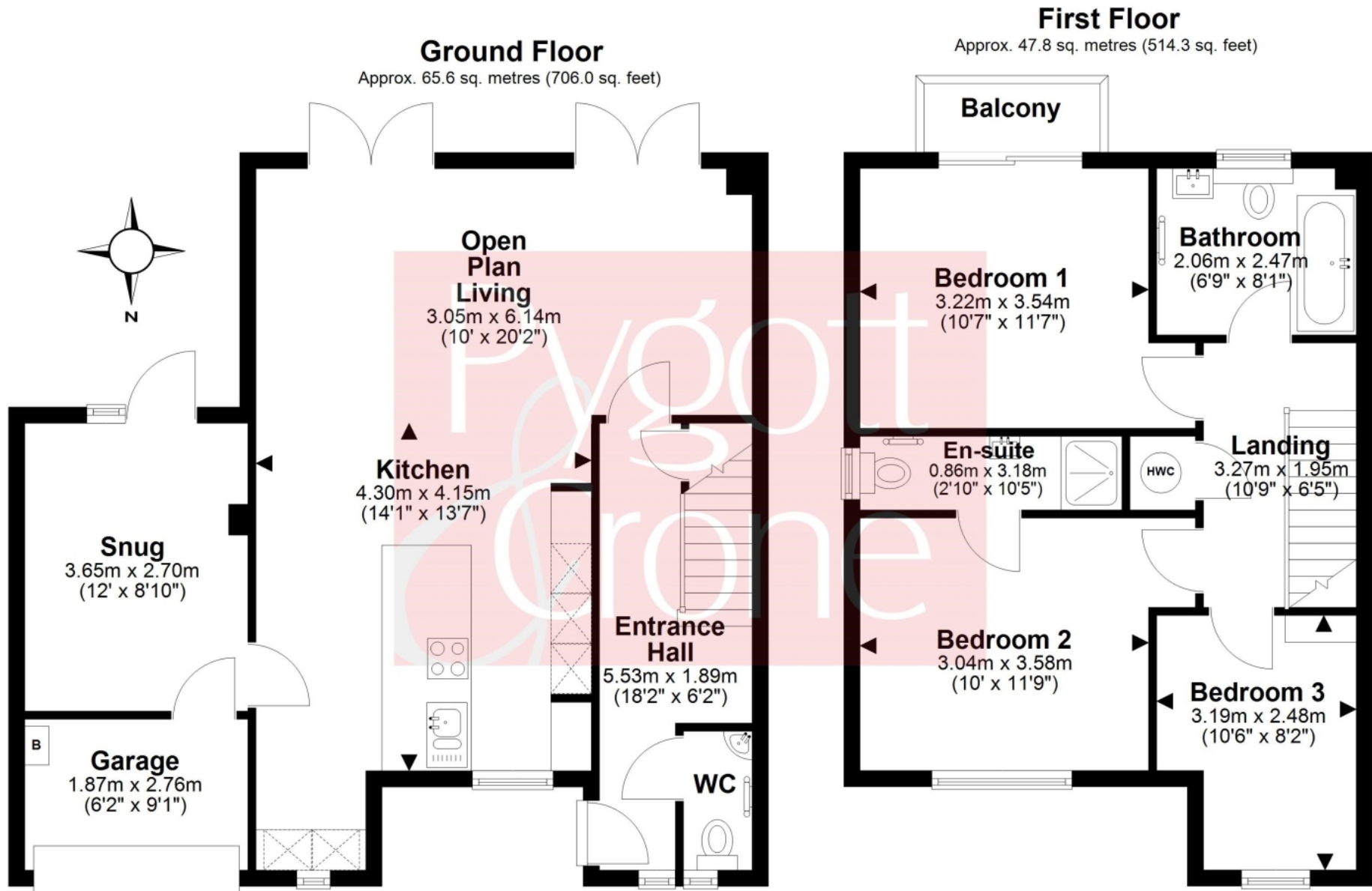
The property has landscaped front and rear gardens with beautiful views across the marina, a mooring, spacious driveway and a part garage/store. Viewing of this property is essential to appreciate its position and the high specification of accommodation on offer.

Burton Waters is a highly sought-after development set in private grounds with 24-hour site security and full use of the marina. Residents benefit from a fantastic range of local amenities including a pub, restaurants, café and wine bar, hairdresser, barber, beauty salons and the David Lloyd leisure club. There are also regular public transport links into Lincoln.

This property is offered on a leasehold basis, with 999 years from 1999. We have been advised the annual service charge is approximately £1,800 and the mooring fee is also approximately £1,800 per annum. Holiday letting is not permitted, but the property is suitable for professionals, retirees, a small family, a personal-use holiday home or as a long-term rental investment.







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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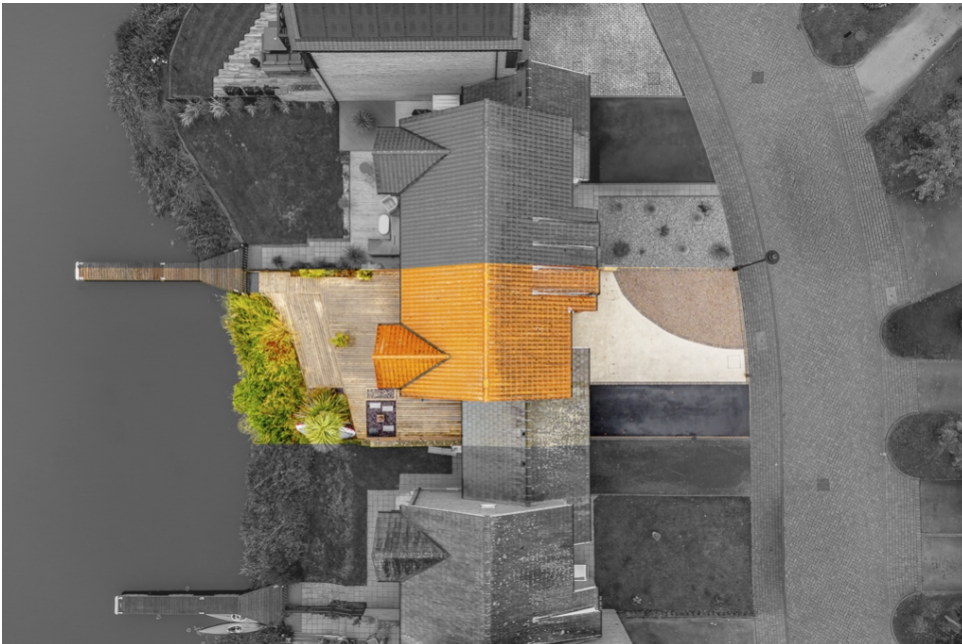


**Bianca van Tonder**  
Mortgage & Protection Adviser

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Your home may be repossessed if you do not keep up repayments on your mortgage.

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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