



40 Park Lane

Burton Waters, Lincoln, Lincolnshire, LN1 2WP

£295,000

3 Bedroom Terraced House

- Leasehold
- No Onward Chain
- 3 Bedrooms
- Ensuit & Down Stairs WC
- Garden Out To The Marina
- Garage & Off Road Parking
- 24/7 Security Access
- EPC Rating - C, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 40 Park Lane, Burton Waters, Lincoln, Lincolnshire, LN1 2WP](#)



Overview

Situated in the exclusive and highly sought-after area of Burton Waters, Park Lane is a beautifully presented and spacious three bedroom semi detached home, perfectly combining modern living with elegant surroundings. Tucked away in a private and peaceful setting, the property enjoys picturesque views across the surrounding waterways and green spaces, creating an ideal retreat for those seeking both tranquillity and convenience.

The ground floor offers a generously proportioned lounge flowing seamlessly into the dining area, with beautiful French doors opening onto the rear garden and filling the space with natural light. The fitted kitchen features a breakfast bar, ideal for casual dining, and provides access to the integral garage, which offers excellent potential for conversion into an additional reception room, home office, or utility space. A convenient downstairs WC completes the accommodation on this level.



Upstairs, the master bedroom benefits from a stylish en-suite shower room and enjoys peaceful views over the surrounding area. Two further well-sized bedrooms provide versatile accommodation for family, guests, or home working, both served by a modern family bathroom.

Externally, the property boasts a landscaped rear garden with a patio seating area, perfect for outdoor entertaining. To the front, a private driveway provides off-road parking and leads to the integral garage.

Burton Waters is renowned for its scenic marina setting and excellent range of local amenities, including nearby shops, restaurants, and leisure facilities. The property also benefits from easy access to Lincoln city centre and major transport links, making it perfectly suited for those looking to enjoy a peaceful lifestyle without compromising on connectivity.

Agents Note: The property is leasehold with 972 years left on the lease and an annual ground rent of £1789.28 per annum.

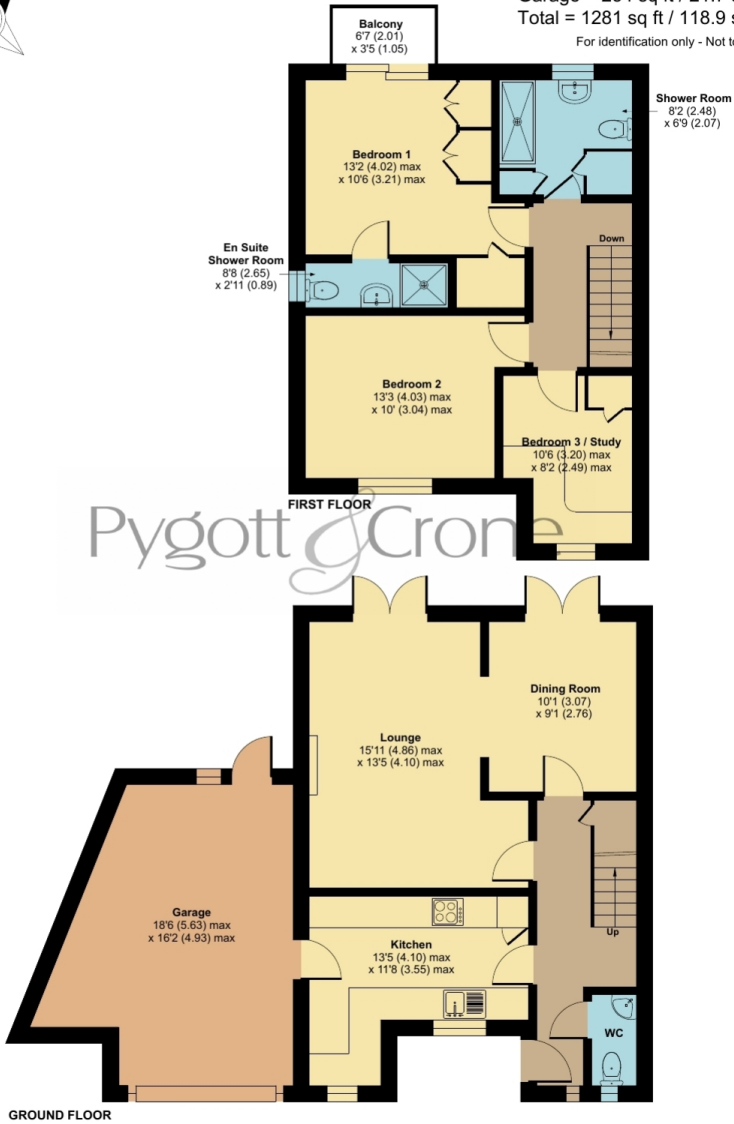




Park Lane, Burton Waters, Lincoln, LN1

Approximate Area = 1047 sq ft / 97.2 sq m
 Garage = 234 sq ft / 21.7 sq m
 Total = 1281 sq ft / 118.9 sq m

For identification only - Not to scale



Pygott & Crone

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Pygott & Crone. REF: 1463608



Location



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



Stonebow
Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



Bianca van Tonder
Mortgage & Protection Adviser

0330 912 0007

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.









Houses. Homes. Harmony.



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

36a Silver Street, Lincoln LN2 1EW

01522 568822