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Price Guide  
**£225,000**

EPC Rating: C

## 25 Marine Point

Burton Waters, Lincoln, LN1 2LW  
2 Bedroom Apartment



- ✓ A LUXURY APARTMENT
- ✓ OPEN PLAN LIVING AREA
- ✓ STYLISH FITTED KITCHEN & BATHROOM
- ✓ 2 DOUBLE BEDROOMS
- ✓ 2 ALLOCATED PARKING SPACES
- ✓ 57ft MOORING – ONE OF THE LONGEST IN THE DEVELOPMENT

10 Market Place, Brigg, North Lincolnshire, DN20 8ES

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The Coach House is an impressive link-detached apartment benefiting from independent access being located on the prestigious, exclusive gated development of Burton Waters. Having one of the best views over the Marina from your Sitting Room window which looks out over your own 57ft long mooring space, which is perfect for a narrowboat or wide beam, ideal for those who like to cruise for extended periods, with total security of a boat from nearby engineering/chandlery. The apartment is within close proximity to shops and leisure facilities, along with easy access to Lincoln along the Witham. The beautifully presented accommodation comprises, entrance hall, good sized open plan lounge-diner with vaulted ceiling, stylish fitted kitchen with quality integral appliances, ground floor double bedroom and a modern bathroom. The first floor is accessed via a feature spiral staircase to a master bedroom with a walk-in wardrobe / dressing area. The current owner, in 2020, has upgraded and redecorated throughout with a neutral colour palette and updated the kitchen and bathroom to an excellent standard along with installing a new boiler. There are 2 allocated parking spaces and a decked seating area in front of the mooring extracting stunning tranquility. The apartment benefits from underfloor heating to the living areas with radiators to the upper areas.

## SPACIOUS ENTRANCE HALLWAY

Measures approx. 5.66m x 1.14m (18' 7" x 3' 9"). Accessed via an external metal staircase, having a timber framed double glazed window with views across the Marina, wooden laminate flooring, built in airing cupboard housing the Worcester gas central heating boiler, intercom system, ceiling spotlights, spot detector and allows access to the living area, bathroom and second bedroom.

## OPEN PLAN LOUNGE / DINING ROOM

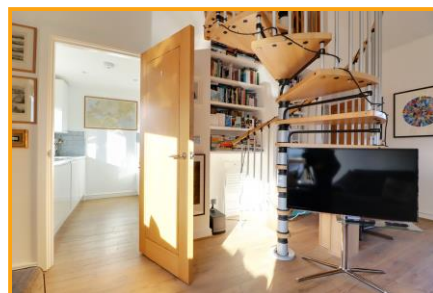
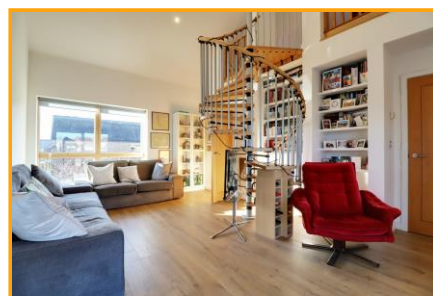
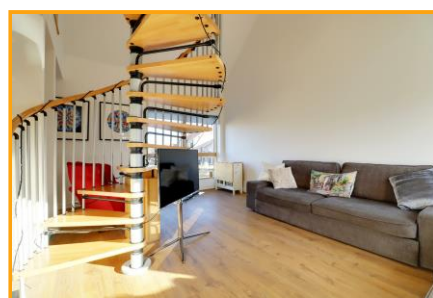
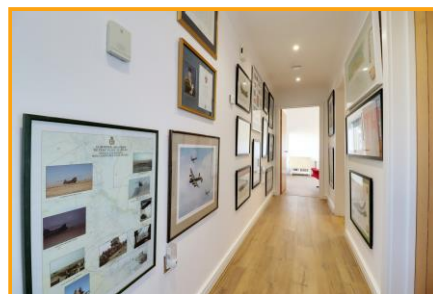
Measures approx. 4.07m x 5.37m (13' 4" x 17' 7"). Benefitting from dual aspect with front and rear hardwood double glazed windows, enjoying unspoilt views across the Marina and to the appointed mooring, feature spiral open tread staircase allows access to the first floor, vaulted ceiling with ceiling spotlights, built in display shelving, attractive wood laminate flooring, TV point and internal door through to;

## STYLISH FITTED KITCHEN

Measures approx. 2.56m x 2.17m (8' 5" x 7' 1"). With a double glazed timber framed window. The kitchen enjoys an extensive range of gloss white finished handleless furniture with a complementary worktop with tiled splash backs and incorporates a one and a half bowl stainless steel sink unit with drainer to the side and block mixer tap, built in four ring gas hob with oven beneath and overhead canopied extractor and stainless steel splash back, wood laminate flooring, integral appliances which includes a fridge freezer, dishwasher and washer/dryer and inset ceiling spotlights.

## REAR DOUBLE BEDROOM 2

Measures approx. 2.03m x 3.4m (11' 3" x 11' 2"). With rear double glazed timber framed window and built in storage cupboard.



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## FAMILY BATHROOM

Measures approx. 2.03m x 1.74m (6' 8" x 5' 9"). Enjoying a three piece modern suite in white comprising a close couple low flush WC with adjoining vanity wash hand basin with storage cabinet beneath set within a wooden top with mirror and shaver socket above, a side panelled bath with overhead main shower, tiled flooring, fully tiled walls, fitted extractor and ceiling light.

## FIRST FLOOR MASTER BEDROOM 1

Measures approx. 3.46m x 3.91m (11' 4" x 12' 10") plus a projecting double glazed timber framed window benefiting from Marine views, fitted balustrading with views down to the living area and access to;

## DRESSING ROOM / WALK IN WARDROBE

Measures approx. 2.46m x 3.91m (8' 1" x 12' 10"). With a timber framed obscured glazed window, fitted shelving, hanging rails and ceiling vent.

## GROUNDS

The property benefits from two allocated parking spaces along with a 57ft mooring which is one of the longest on the development suitable for a narrow boat or wide beam with a pleasant seating area that adjoins.

## LOCATION

The Coach House of which has been fully refurbished in 2020 by the current owner is situated within the exclusive gated development of Burton Waters. Marine Point is situated within Burton Waters and comes approximately 2 miles from the historic city of Lincoln and 3 miles from the city of Saxilby. Nearby amenities include the gym, local pub and shops.

## SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

## CENTRAL HEATING

There is a modern gas fired central heating system with underfloor heating to the ground floor with radiators to the second.

## DOUBLE GLAZING

The property benefits from timber framed double glazed windows.

## TENURE

Leasehold with a 1000 years from 2000.

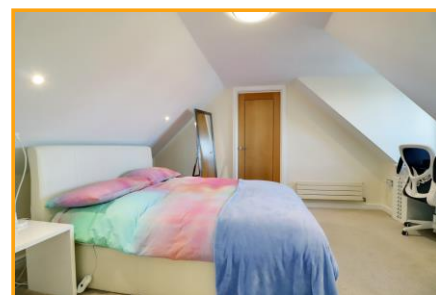
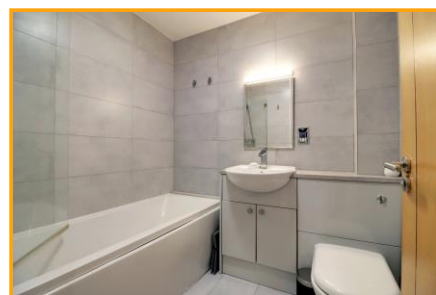
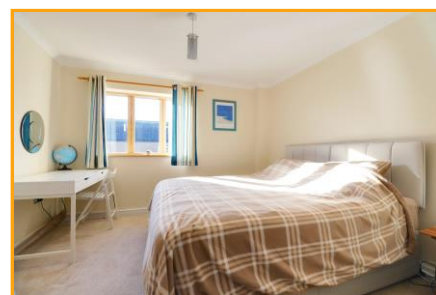
## FEES

Mooring is £1,598.64 per annum.

Marine Point Apartments (to include gardening, window cleaning, building insurance and building maintenance) is £1,476.17 per annum.

Burton Waters (generic charge for all households living at Burton Waters to which includes 24/7 security and landscaping maintenance) is £1467.77 per annum.

Total - £4,542.58



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## \*\* IMPORTANT \*\*

### PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

### THINKING OF SELLING?

Our trained and experienced Valuers offer free market advice and will guide you through all the steps in moving home and appointments can be usually made within 24 to 48 hours.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CRPS):** Paul Fox on their behalf and for the sellers of this property whose agents they are give notice that (i) these particulars are intended to be a general outline only for the guidance of the prospective purchasers and do not constitute part of any contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and any other details are given in good faith and are believed to be correct and have been approved by the vendor, however intending purchasers should not rely on them. (iii) no persons employment by Paul Fox has any authority to make or give representation or warranty in relation to this property and no electrical or gas appliances whether included or to be sold as additional items by the vendor have been tested by the vendor or their agents. (iv) nothing in these particulars, including photographs, intend to imply that any carpets or curtains, furniture or fittings, electrical or gas appliances whether or not wired or plumbed in, or any fixtures not expressly included as part of the property are offered for sale. Certain items may be purchase under separate negotiation.

In accordance with Consumer Protection from Unfair Trading regulations 2008 (CPRS) Paul Fox endeavors and makes every effort to ensure that any information provided to prospective purchase is fair and as accurate to the best of their knowledge and is not in any way believed to be misleading. Consumers are protected under this legislation from misleading statements. The office of Fair Trading has published guidance documents for Consumers Selling or buying Property and these are available from Paul Fox upon request. These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No reasonability is to be assumed for the occupancy of individual items and no appliances or services have been tested by the Agent.



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