



76 Park Lane,  
Burton Waters, Lincoln

**BROWN & CO** JH Walter





## 76 Park Lane, Burton Waters, Lincoln

Situated on the exclusive Burton Waters marina development this beautifully presented modern townhouse benefits from accommodation comprising of entrance hall, shower room, utility and bedroom / study to the ground floor, along with a kitchen / dining room opening into living room with balcony overlooking the marina and a WC to the first floor, as well as master bedroom with balcony, recently fitted bathroom and two further bedrooms to the second floor.

Outside the property has a driveway which leads to a garage to the front along with a waterside rear garden with artificial lawn, paved patio area and mooring. The properties on the development also benefit from secure barrier entry system and 24-hour manned security.



### ACCOMMODATION

#### Ground Floor

##### Entrance Hall

Front entrance door, stairs rising to first floor, door to garage, coving to ceiling, radiator.

##### Shower Room

WC, vanity wash basin, shower cubicle, tiled floor, extractor, radiator.

##### Study / Bedroom Four

Double glazed French doors opening to rear garden, coving to ceiling, radiator.

##### Utility

Rear entrance door, stainless steel sink with mixer tap inset to preparation work surface, base and eye level storage units, tiled splash backs, space and plumbing for washing machine, tiled flooring, coving to ceiling, extractor, radiator.

##### First Floor Landing

Stairs to second floor, coving to ceiling, radiator.

##### WC

Double glazed window to front, WC, pedestal wash basin, tiled flooring, half tiled walls, coving to ceiling, extractor, radiator.

##### Kitchen / Dining Room

Double glazed window to front, one and a half drainer sink inset to preparation work surfaces, breakfast bar, integrated five ring gas hob with extractor hood over, double oven, integrated dishwasher and fridge freezer, tiled splash backs, coving to ceiling, radiator, opening into:

##### Living Room

Double glazed sliding doors opening onto balcony, double glazed window to rear, gas fire, coving to ceiling, radiator.

##### Second Floor Landing

Loft access, airing cupboard housing hot water cylinder, coving to ceiling.

##### Bedroom One

Double glazed sliding doors opening onto balcony, fitted wardrobes, coving to ceiling, two radiators.

##### Bathroom

Accessed from both bedroom one and the landing, wall hung vanity wash basin, Jacuzzi bath with mirrored TV above, WC with concealed cistern, shower cubicle, heated towel rail, fully tiled, LED mirror.

##### Bedroom Two

Double glazed window to front, coving to ceiling, radiator.

##### Bedroom Three

Double glazed window to front, coving to ceiling, radiator.

##### Outside

To the front is a driveway providing parking for two vehicles, this leads to an integral garage with up and over door to front, and personnel door leading into the entrance hall. The waterside rear garden has a paved patio, barbeque and artificial lawn, steps lead down to the mooring.

##### Tenure

The property is leasehold with a 999 year lease which commenced in 2002.







#### Service charges

The service charge for 2022 (Jan – Dec) was £1171.12

#### Mooring Charge

The mooring charge for 2022 (Jan – Dec) was £1409.27

#### Agents Note

The boiler was installed in May 2021.

#### TENURE & POSSESSION

Leasehold and for sale by private treaty.

#### COUNCIL TAX

Band D

#### BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

#### AGENT

James Drabble

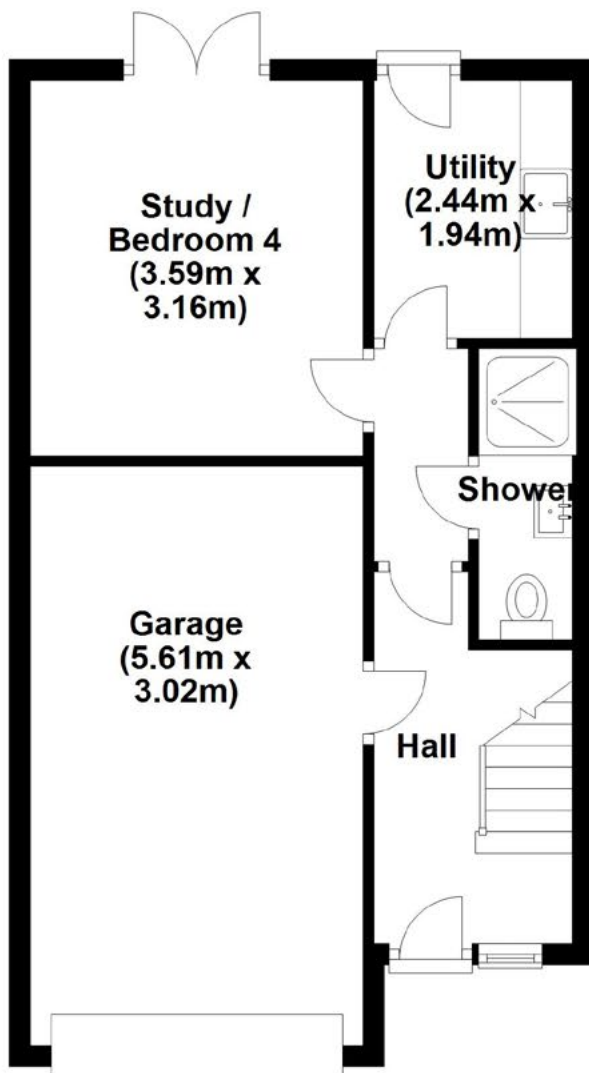
01522 504304

[lincolncitycentre@brown-co.com](mailto:lincolncitycentre@brown-co.com)



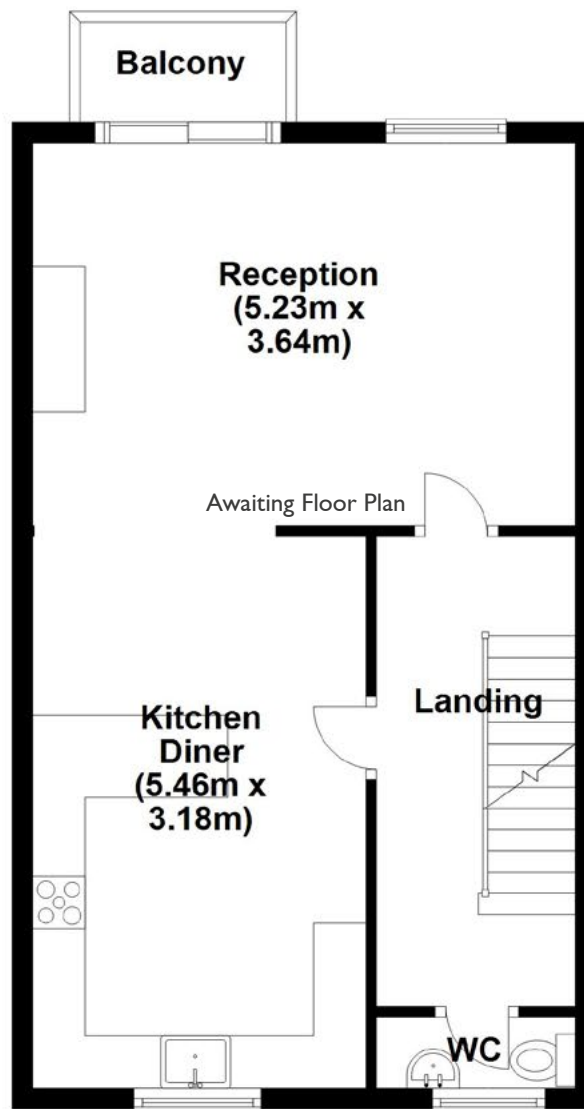
## Ground Floor

Approx. 45.9 sq. metres (494.2 sq. feet)



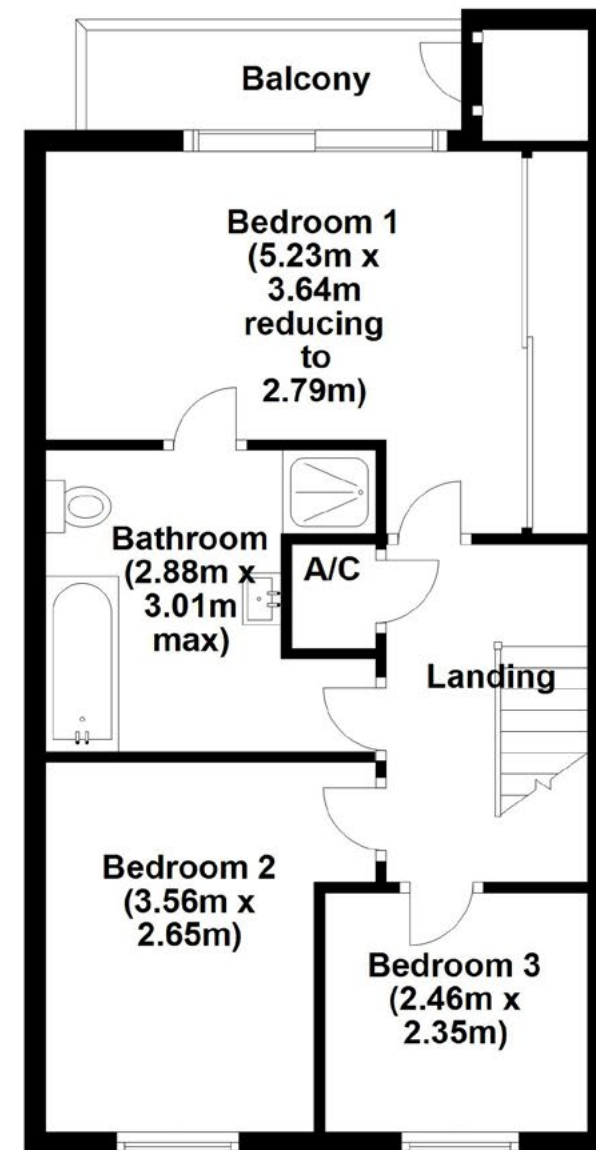
## First Floor

Approx. 46.9 sq. metres (504.4 sq. feet)



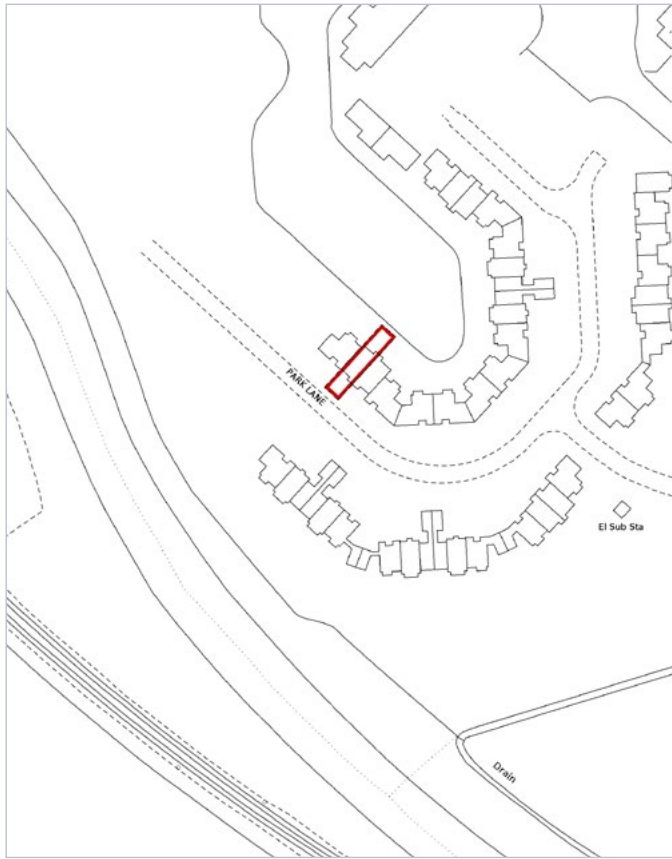
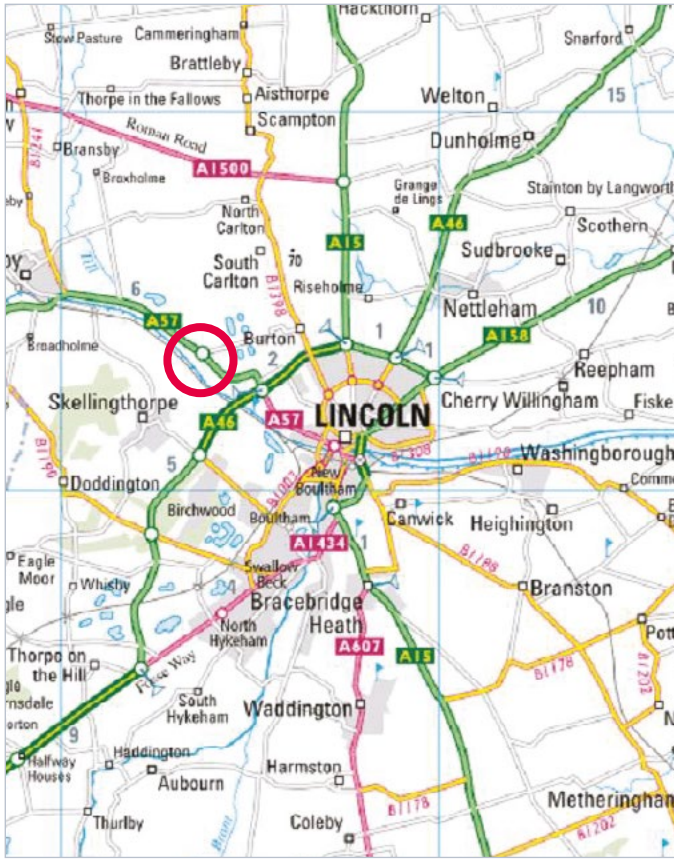
## Second Floor

Approx. 49.8 sq. metres (536.1 sq. feet)



Total area: approx. 142.6 sq. metres (1534.7 sq. feet)





DIRECTIONS - LN1 2WP

#### IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.

| Energy performance certificate (EPC)  |               |                           |  |     |   |       |   |       |   |       |   |       |   |       |   |      |   |   |  |         |           |        |        |
|---|---------------|---------------------------|--|-----|---|-------|---|-------|---|-------|---|-------|---|-------|---|------|---|---|--|---------|-----------|--------|--------|
| 76 Park Lane<br>Burton Waters<br>LINCOLN<br>LN1 2WP   |               | Energy rating<br><b>C</b> | Valid until: 31 May 2032<br>Certificate number: 0380-2999-2160-2802-2665 |     |   |       |   |       |   |       |   |       |   |       |   |      |   |   |  |         |           |        |        |
| Property type   |               | Mid-terrace house         |  |     |   |       |   |       |   |       |   |       |   |       |   |      |   |   |  |         |           |        |        |
| Total floor area  |               | 122 square metres         |  |     |   |       |   |       |   |       |   |       |   |       |   |      |   |   |  |         |           |        |        |
| <b>Rules on letting this property</b>   |               |                           |  |     |   |       |   |       |   |       |   |       |   |       |   |      |   |   |  |         |           |        |        |
| Properties can be rented if they have an energy rating from A to E.   |               |                           |  |     |   |       |   |       |   |       |   |       |   |       |   |      |   |   |  |         |           |        |        |
| If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a> |               |                           |  |     |   |       |   |       |   |       |   |       |   |       |   |      |   |   |  |         |           |        |        |
| Awaiting EPC  |               |                           |  |     |   |       |   |       |   |       |   |       |   |       |   |      |   |   |  |         |           |        |        |
| <b>Energy efficiency rating for this property</b>   |               |                           |  |     |   |       |   |       |   |       |   |       |   |       |   |      |   |   |  |         |           |        |        |
| This property's current energy rating is C. It has the potential to be B.   |               |                           |  |     |   |       |   |       |   |       |   |       |   |       |   |      |   |   |  |         |           |        |        |
| <a href="#">See how to improve this property's energy performance.</a>  |               |                           |  |     |   |       |   |       |   |       |   |       |   |       |   |      |   |   |  |         |           |        |        |
| <table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> </tr> <tr> <td>81-91</td> <td>B</td> </tr> <tr> <td>69-80</td> <td>C</td> </tr> <tr> <td>55-68</td> <td>D</td> </tr> <tr> <td>39-54</td> <td>E</td> </tr> <tr> <td>21-38</td> <td>F</td> </tr> <tr> <td>1-20</td> <td>G</td> </tr> </tbody> </table>  |               | Score                     | Energy rating  | 92+ | A | 81-91 | B | 69-80 | C | 55-68 | D | 39-54 | E | 21-38 | F | 1-20 | G | <table border="1"> <thead> <tr> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>70   C</td> <td>82   B</td> </tr> </tbody> </table> |  | Current | Potential | 70   C | 82   B |
| Score   | Energy rating |                           |  |     |   |       |   |       |   |       |   |       |   |       |   |      |   |   |  |         |           |        |        |
| 92+   | A             |                           |  |     |   |       |   |       |   |       |   |       |   |       |   |      |   |   |  |         |           |        |        |
| 81-91   | B             |                           |  |     |   |       |   |       |   |       |   |       |   |       |   |      |   |   |  |         |           |        |        |
| 69-80   | C             |                           |  |     |   |       |   |       |   |       |   |       |   |       |   |      |   |   |  |         |           |        |        |
| 55-68   | D             |                           |  |     |   |       |   |       |   |       |   |       |   |       |   |      |   |   |  |         |           |        |        |
| 39-54   | E             |                           |  |     |   |       |   |       |   |       |   |       |   |       |   |      |   |   |  |         |           |        |        |
| 21-38   | F             |                           |  |     |   |       |   |       |   |       |   |       |   |       |   |      |   |   |  |         |           |        |        |
| 1-20  | G             |                           |  |     |   |       |   |       |   |       |   |       |   |       |   |      |   |   |  |         |           |        |        |
| Current   | Potential     |                           |  |     |   |       |   |       |   |       |   |       |   |       |   |      |   |   |  |         |           |        |        |
| 70   C  | 82   B        |                           |  |     |   |       |   |       |   |       |   |       |   |       |   |      |   |   |  |         |           |        |        |
| <p>The graph shows this property's current and potential energy efficiency.</p> <p>Properties are given a rating from A (most efficient) to G (least efficient).</p> <p>Properties are also given a score. The higher the number the lower your fuel bills are likely to be.</p> <p>For properties in England and Wales:</p> <p>the average energy rating is D<br/>the average energy score is 60</p>   |               |                           |  |     |   |       |   |       |   |       |   |       |   |       |   |      |   |   |  |         |           |        |        |

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