



## 18 Kensington Grove

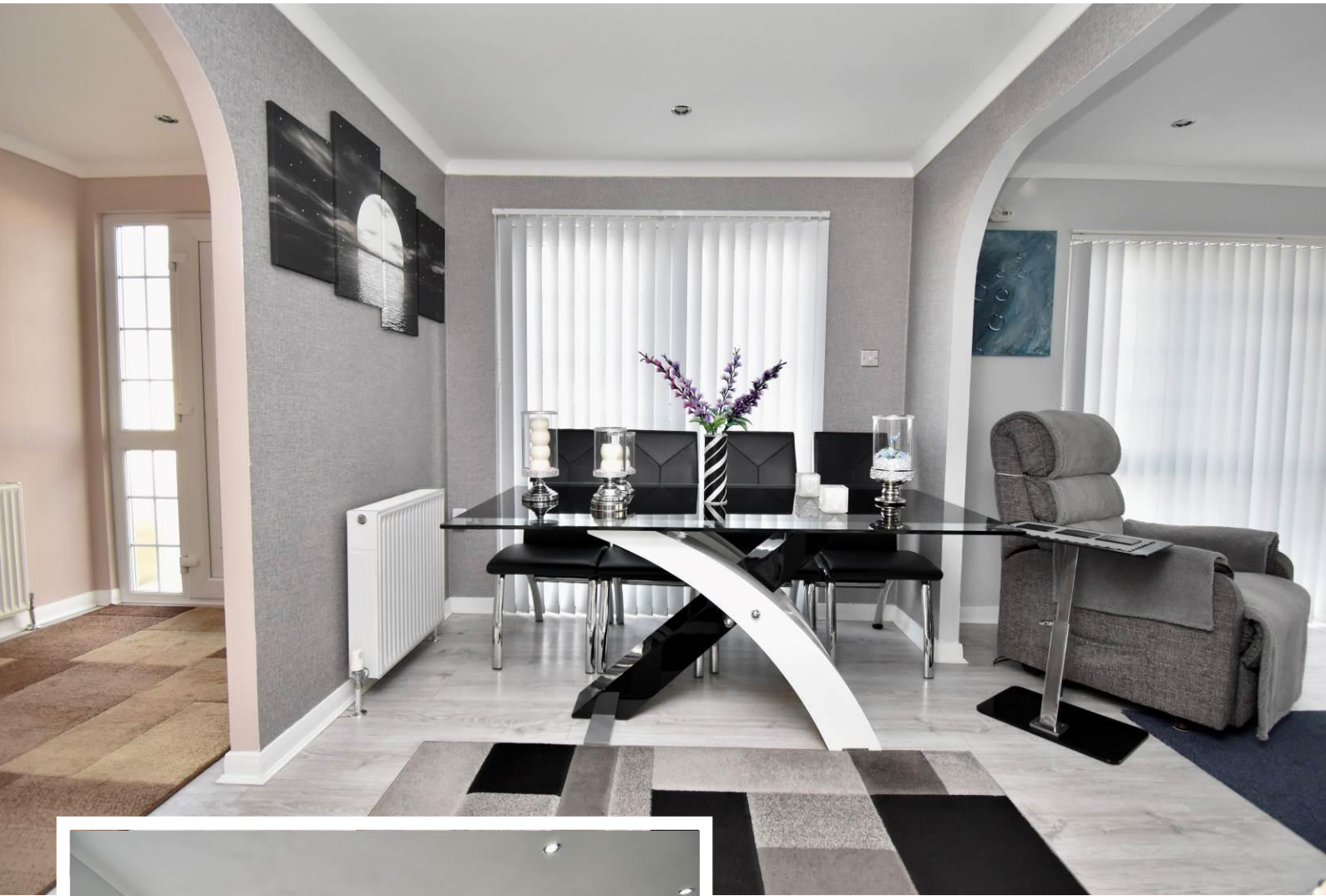
Torksey Lock, Lincoln, LN1 2GD

**£170,000**

A immaculately presented and modern park home positioned in the popular Little London park home site within the village of Torksey Lock. Little London is a private secure development and the layout of the park allows each home to stand on a large plot with parking directly aside. The park home has internal accommodation to briefly comprise of Entrance Hallway, Dining Area, Lounge, Kitchen, Porch, Bedroom 1 with fitted wardrobes and En-suite Shower Room, Bedroom 2 and Shower Room. Outside there are low maintenance gardens to the side and rear of the property and a blocked paved driveway providing off road parking. Viewing of the property is highly recommended.







#### SERVICES

Mains electric, water and drainage. Piped Flo Gas central heating.

#### GROUND RENT

Approx. £132.50 pcm, electricity is charged for separately and is collected with the Ground Rent.

**VIEWINGS** - By prior appointment through Mundys.

On resale purchasers must be aware that 10% commission will apply under the terms of the Mobile Homes Act, payable to the Site Owner by the Vendor. Park Rules and Regulations are available upon request.

#### DIRECTIONS

Leaving Lincoln on the A57, continue along passing the village of Saxilby and Drinsey Nook junction. Continue to the A1567 towards Gainsborough and just before the bridge on the right hand side the park home Little London can be found.

#### LOCATION

Little London is a park home development to the west of the historic Cathedral and University City of Lincoln, close to Torksey Lock and has regular bus services into Lincoln and Gainsborough.



## ACCOMMODATION

### ENTRANCE HALLWAY

With UPVC double glazed external door and two windows to the side elevation, storage cupboard and radiator.

### DINING AREA

9' 7" x 7' 5" (2.92m x 2.26m) With UPVC double glazed double doors to the side elevation, laminate flooring and radiator.

### LOUNGE

19' 3" x 11' 6" (5.87m x 3.51m) With UPVC double glazed window to the side elevation, two UPVC double glazed windows to the front elevation, air conditioning unit, fire surround and two radiators.



### KITCHEN

12' 8" x 9' 3" (3.86m x 2.82m) With UPVC double glazed window to the side elevation, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over, complementary tiled splashbacks, 1½ bowl stainless steel sink unit and drainer, integral oven, four ring gas hob with extractor fan over, integral fridge freezer and washing machine, tumble dryer, radiator and wall unit housing the gas fired central heating boiler.

### PORCH

With UPVC double glazed window and door to the side of the property.

### BEDROOM 1

14' 9" including wardrobes x 9' 3" (4.5m x 2.82m) With UPVC double glazed window to the side elevation, built-in wardrobe and radiator.



### EN-SUITE

6' 3" x 5' 1" (1.91m x 1.55m) With UPVC double glazed window to the side elevation, vinyl flooring, suite to comprise of low level WC, vanity wash hand basin and walk-in shower cubicle, fully tiled walls, heated towel rail and extractor fan.

### BEDROOM 2

11' 9" x 9' 4" (3.58m x 2.84m) With UPVC double glazed window to the side elevation, laminate flooring, built-in wardrobe and radiator.

### SHOWER ROOM

7' 3" x 6' 3" (2.21m x 1.91m) With UPVC double glazed window to the side elevation, vinyl flooring, suite to comprise of low level WC, vanity wash hand basin and walk-in shower cubicle, fully tiled walls, heated towel rail and extractor fan.

### OUTSIDE

To the side of the property there are decorative gravelled gardens with raised planters and steps to the entrance hallway. To the side of the gravelled garden there is a blocked paved driveway providing off road parking. To the adjacent side and rear of the park home there are low maintenance paved gardens with a garden shed.







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Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

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**NOTE**  
1. None of the services or equipment have been checked or tested.  
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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