



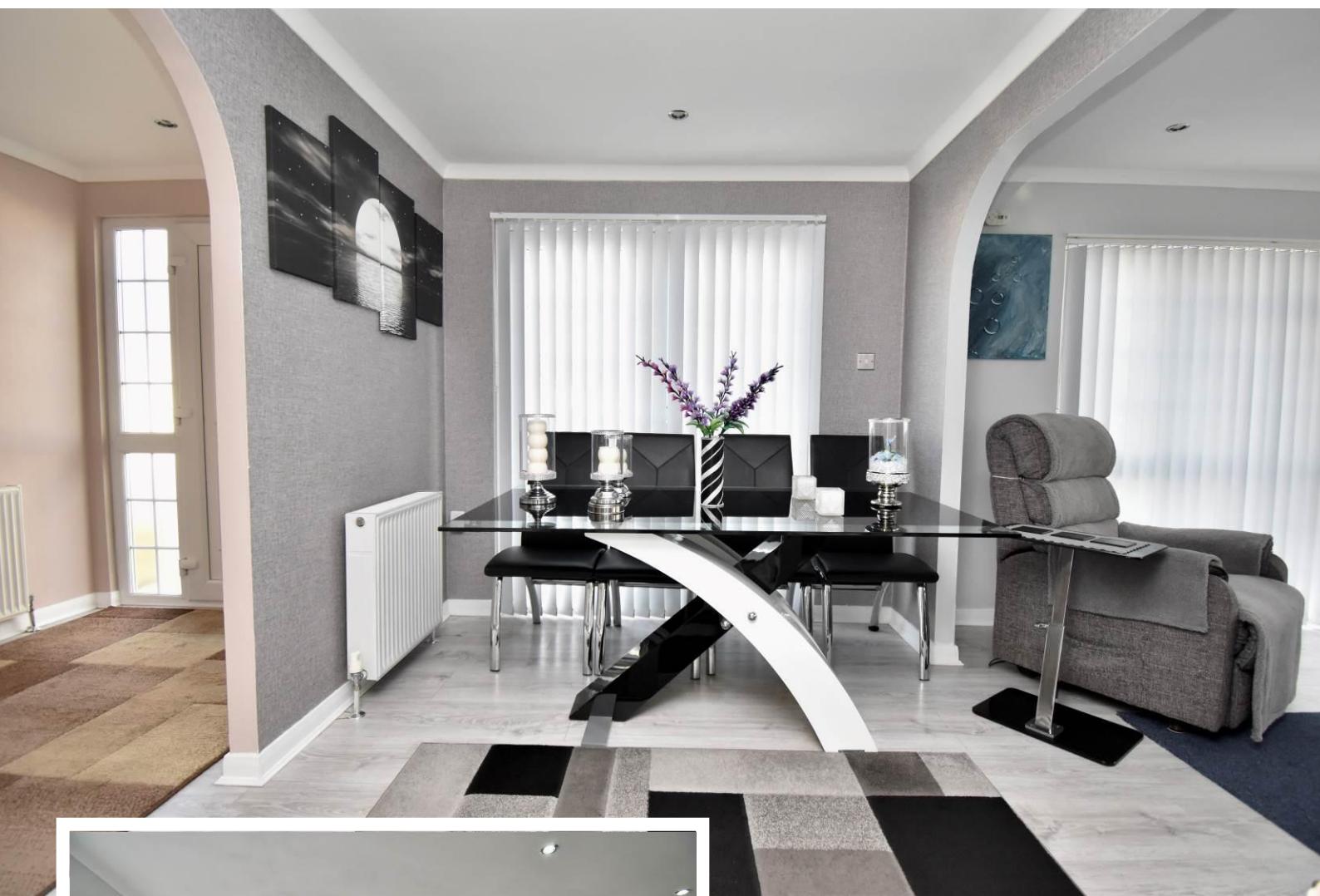
18 Kensington Grove

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.





WEBSITE

Our detailed web site shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our **QUALIFIED/SPECIALIST VALUERS**. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Move with Us and Sills and Better Edge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sills & Better Edge then we will receive a fee of £150 irrespective of whether a sale or purchase transaction.

Go to who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Go to 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.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTES

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.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor

Approx. 84.6 sq. metres (910.8 sq. feet)



Total area: approx. 84.6 sq. metres (910.8 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

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