



10 Birch Grove, The Elms

Torksey, Lincoln, LN1 2EZ

£58,000

A one bedroom Park Home positioned in this Award-Winning Retirement Site. The Elms is situated on 10 acres of protected parkland with lakes, waterside walks and 24 hour manned security. The property has well-presented accommodation to comprise of a bay-fronted Lounge, Inner Hallway, fitted Kitchen Diner, Bathroom and a large Bedroom with fitted wardrobes. Outside there is a Garden Store and a Utility Room with Cloakroom/WC, a parking space to the front, lawned garden to the side and private gated access to a picturesque lake area to the rear. The property is being sold with No Onward Chain.



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SERVICES

All mains services available. Gas central heating.

COUNCIL TAX BAND – A (West Lindsey District Council)

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Lincoln on the A57, continue along and pass the village of Saxilby. At the Drinsey Nook Junction continue onto the A156 towards Gainsborough, go over the bridge at Torksey Lock and The Elms is located on the right hand side.

LOCATION

The Elms Retirement Development is situated just on the outskirts of the small village of Torksey. The village itself offers a local Golf Club, many countryside walks and a wealth of historical heritage to explore and the nearby villages of Loughterton and Saxilby offer village shops and amenities. Road and rail links are excellent, with the A1 approximately 15 minutes away and a rail link to London is also available at Newark. The beautiful City of Lincoln, with its shopping and historical attractions, is approximately 12 miles away. The Elms is an award winning fully residential luxury retirement park home site, licensed all year round for 339 homes, situated in Torksey in the heart of rural Lincolnshire. Residents at The Elms enjoy peace and tranquillity, beauty and comfort, economy and security all on a private estate which includes 10 acres of protected park land, 3 lakes, natural wildlife and beautiful landscaping. The adjoining canal offers peaceful walks together with private fishing. The residents benefit from bus services to Lincoln and Gainsborough (There is a Tesco's free bus and The Elms mini bus, which is run by the residents).

GROUND RENT INFORMATION

Annual Ground Rent - £TBC

Ground Rent Review Period - TBC



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.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

Please note that there are no pets allowed and there is an age restriction of 50 and over.

LOUNGE 12' 5" x 12' 0" (3.81m x 3.67m), with double glazed bay window to the front aspect, double glazed window to the side aspect and two radiators.

KITCHEN/DINER 11' 11" x 8' 10" (3.65m x 2.70m), fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, tiled splashbacks, space for a fridge freezer and two double glazed windows to the side aspects.

HALL With two storage cupboards, laminate flooring and radiator.

BEDROOM 14' 1" x 11' 11" (4.30m x 3.65m), with a range of fitted wardrobes, two radiators and two double glazed windows to the side aspects.

BATHROOM 5' 11" x 5' 6" (1.81m x 1.69m), fitted with a three piece suite comprising of panelled bath with shower over, pedestal wash hand basin and close coupled WC, shaver point, radiator and double glazed window to the side aspect.

STORE 9' 1" x 6' 0" (2.79m x 1.85m)

UTILITY ROOM 13' 6" x 7' 6" (4.14m x 2.31m), with double glazed window to the side aspect, pedestal wash hand basin, light and power.

CLOAKROOM/WC With close coupled WC.

WEBSITE
Our detailed website 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 - HOW WE MAY REFER YOU TO
Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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.

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.

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 are for information only and the vendors (Lessors) for whom they act as Agents give notice that:

- 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 whatsoever in relation to this property.
- 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 in the event of a leasehold as not verified.

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